



## Apartment Two-bedroom (3+kk)

€ 640 000 | CZK 16 006 400

100 m<sup>2</sup>, Bratislava I, Staré Mesto, Leškova





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Total area	157 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Terrace	57 m <sup>2</sup>
Parking	garage parking EUR 30,000
Garage	Yes
Cellar	-
Service price	150 EUR monthly
PENB	G
Reference number	41817

This non-residential space for sale with three rooms is on the 7th floor of a new building with two terraces and beautiful views of the city, Bratislava Castle, Slavín, and Koliba, situated on Leskova Street in Old Town.

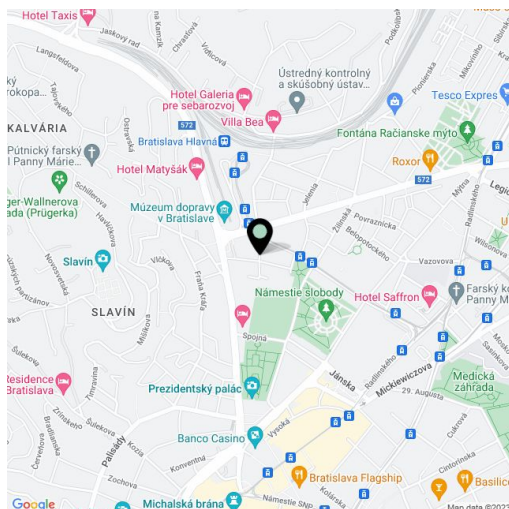
The layout consists of a spacious living room with a kitchen and pantry with access to the **terrace**, a bedroom with a double bed with access to the second terrace, another bedroom, a built-in wardrobe, a bathroom with a shower, and a bathroom with a bathtub.

Facilities consists of laminate floors, **wooden** interior doors, and aluminum windows. The kitchen is fully equipped with appliances including a dishwasher, and there is a washing machine in the bathroom. The space is **air-conditioned** and sold unfurnished. It comes with a cellar storage unit. Parking is in the garage of the building for an additional fee.

The location offers easy access to the center and other parts of the city. Within walking distance are many popular cafes, bars, restaurants, services, and amenities. Also close-by is Freedom Square Park and the Presidential Garden.

Price for a garage parking space EUR 30,000

The non-residential space can be officially converted to an apartment.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.