



Apartment Five-bedroom (6+kk)

€ 695 000 | CZK 16 916 300

192 m², Bratislava I, Staré Mesto, Michalská



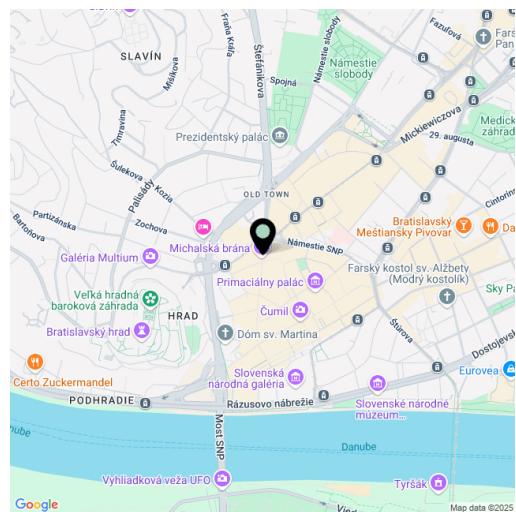


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Total area	208 m ²
Floor area*	192 m ²
Terrace	16 m ²
Parking	Yes
Cellar	-
PENB	A
Reference number	108967



* 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.

This generous duplex with a terrace, fireplace, and a 24/7 reception is located at a prestigious address right in the pedestrian zone of Old Town, just a few steps from the iconic Michael's Gate. The apartment is situated on the 4th and 5th floors of a completely renovated elegant townhouse with an elevator and a 24-hour reception. The interior (192 m²) is complemented by a 16 m² large southwest-facing terrace and breathtaking views of the city's landmarks.

The interior is divided into two floors: a day area on the lower floor offering an airy living room with a **fireplace**, connected to the dining room and fully equipped kitchen. There are also three separate bedrooms, a bathroom, a separate toilet, and an entrance hall with a walk-in wardrobe. The upper floor features a master suite with a private bathroom, a study overlooking the Old Town skyline, and access to the **terrace**. The layout also includes a utility room and plenty of storage space.

Facilities include a **wooden staircase**, underfloor heating with a Viessmann gas boiler, **air-conditioning** in every room, a security system, and large-format windows, gives the interior an exceptional luminosity.

Residents have the option to rent a parking space for approximately €240 per month in close proximity, around 150 meters from Michalská, or in nearby underground garages. Additionally, free parking is available in the wider city center, for example in the Palisády area and other central districts. Apartment owners also benefit from unrestricted, complimentary access to the pedestrian zone at all times.

The apartment house with elegant common areas has been completely renovated and is located in a pedestrian zone offering an exceptional standard of living in the most desirable location of Bratislava in the immediate vicinity of **Michael's Gate**. The historic core of Bratislava is also excellently connected to other parts of the city by public transport and offers excellent access to the main traffic routes.

Usable area 192 m², terrace 16 m²