



## Apartment One-bedroom (2+1)

Sold

60 m<sup>2</sup>, Bratislava I, Staré Mesto, Somolického



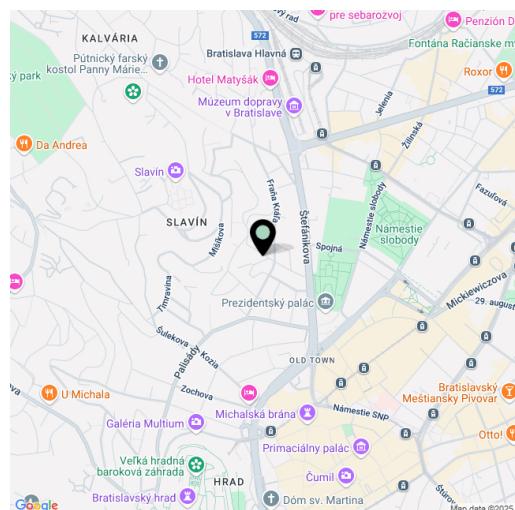


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|                  |                    |
|------------------|--------------------|
| Total area       | 70 m <sup>2</sup>  |
| Floor area*      | 60 m <sup>2</sup>  |
| Front garden     | 100 m <sup>2</sup> |
| Parking          | -                  |
| Cellar           | 10 m <sup>2</sup>  |
| Service price    | 100 EUR monthly    |
| PENB             | D                  |
| Reference number | 109584             |



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

**Elegant one-bedroom apartment with a front garden located in a villa from 1897, situated on prestigious Castle Hill below the Slavín Monument, just a few steps from the Palisades and Presidential Garden. The apartment is located on the ground floor of a completely renovated urban villa with a private entrance, guaranteeing maximum privacy and tranquility in one of the most desirable parts of Bratislava.**

The 70.18 m<sup>2</sup> apartment (including a **cellar**) consists of a spacious living room with direct access to a private **front garden**, a separate bedroom, a bathroom, and a kitchen area. Every detail of the interior has been thoughtfully restored to combine the historical character of the building with modern comforts - the apartment occupies the entire floor of the villa, without sharing space with neighbors.

Quality materials were used in the reconstruction: **oak floors**, exposed bricks, and new sanitary ware and wiring. Heating is provided by a new gas boiler, while plastic windows provide excellent insulation. The apartment also has a partially renovated **vaulted cellar** (10 m<sup>2</sup>), which can be connected to the apartment as a third room or studio. It also includes a share in the attic and land and the possibility of adding a fireplace thanks to the preserved chimney. Monthly costs do not exceed €100 including utilities.

The quiet and green neighborhood in the vicinity of embassies and historic villas offers an ideal combination of tranquility and proximity to the center: the **Presidential Garden** (200 m), the Central Station (850 m), the historic city center (700 m). The location offers excellent amenities and the benefits of residential parking right in front of the house.

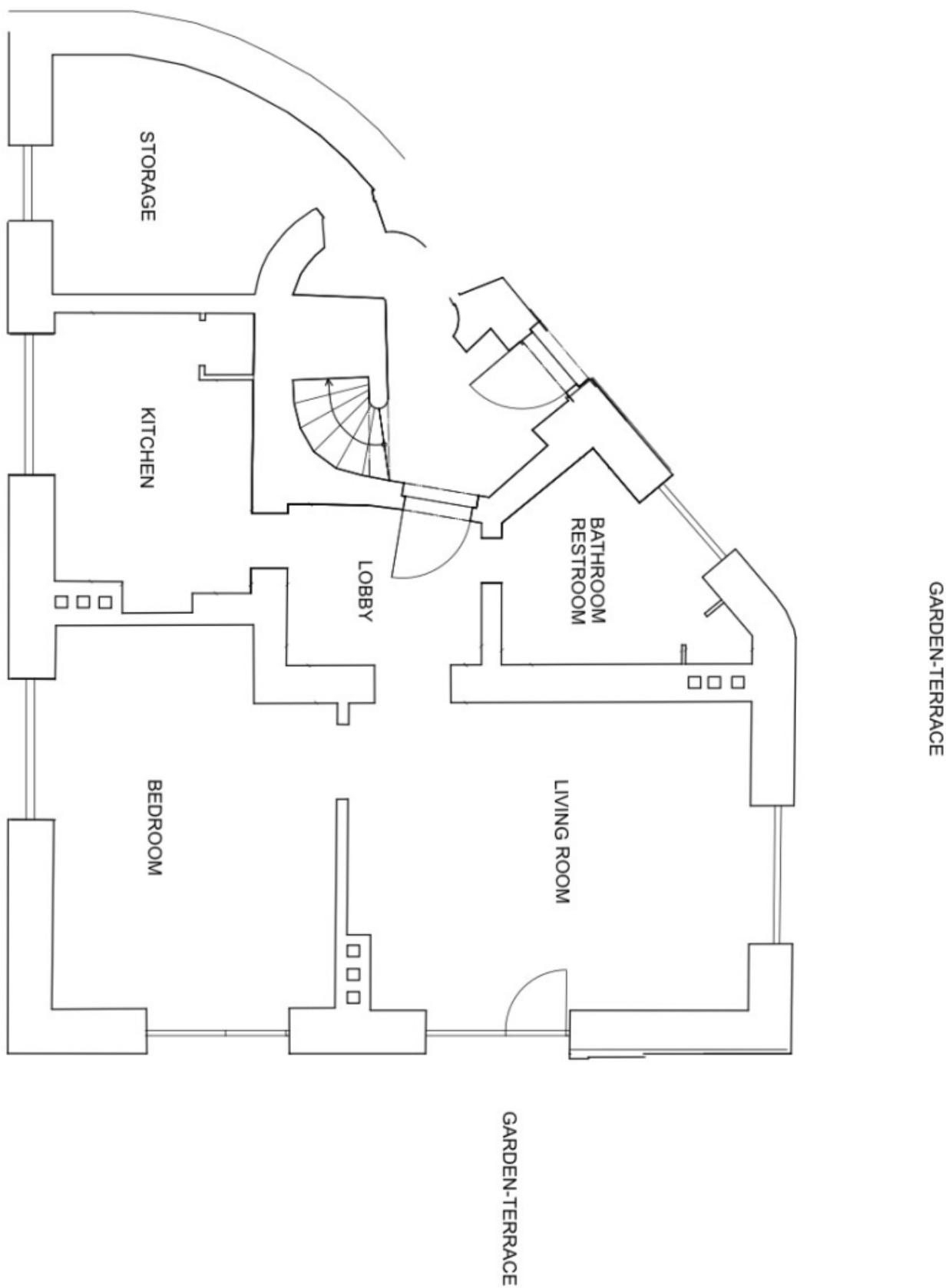
Thanks to a successful Airbnb rental with regular occupancy, the apartment is also a great investment opportunity.



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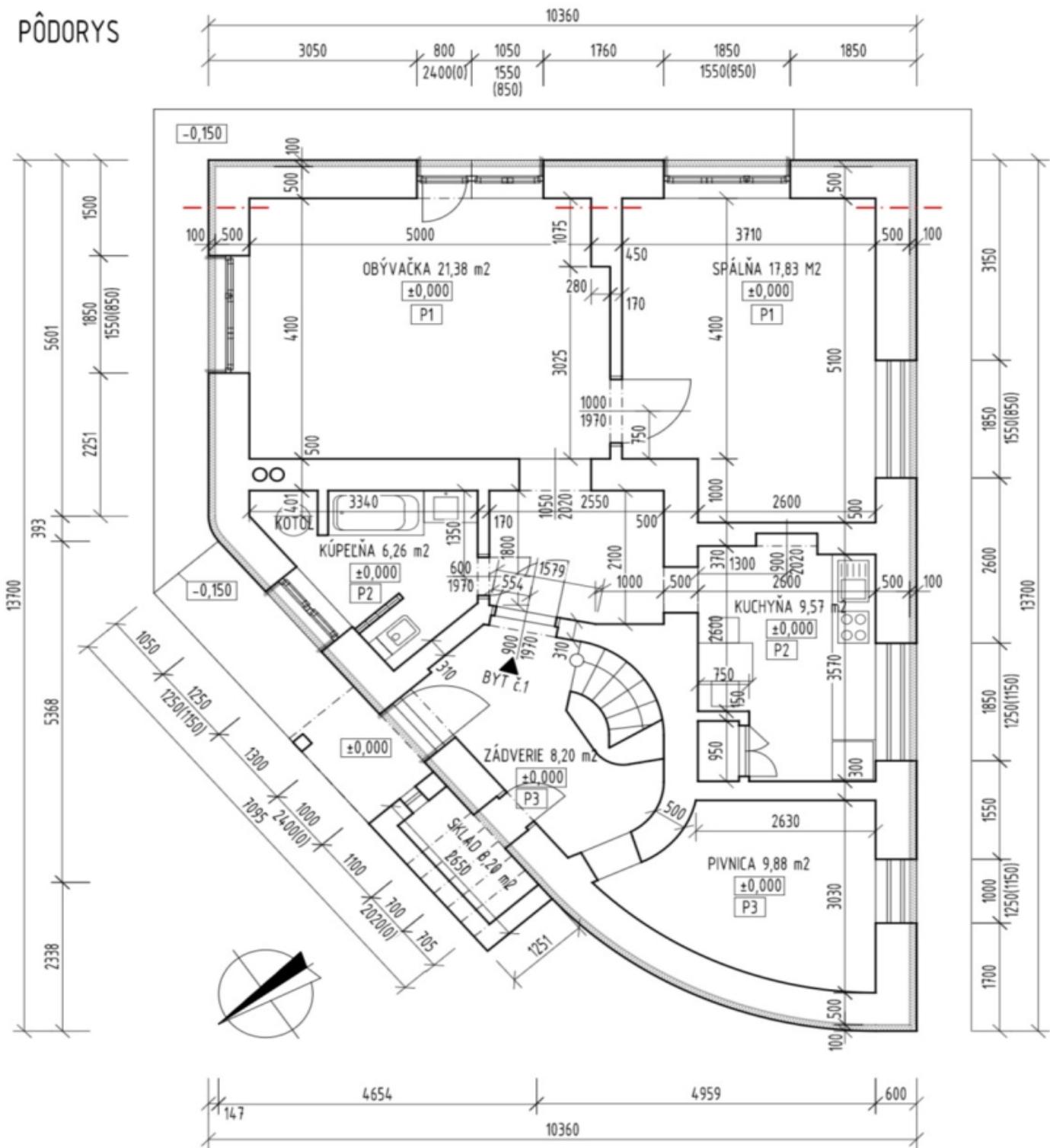


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### PÔDORYS



# JESTVUJÚCI STAV