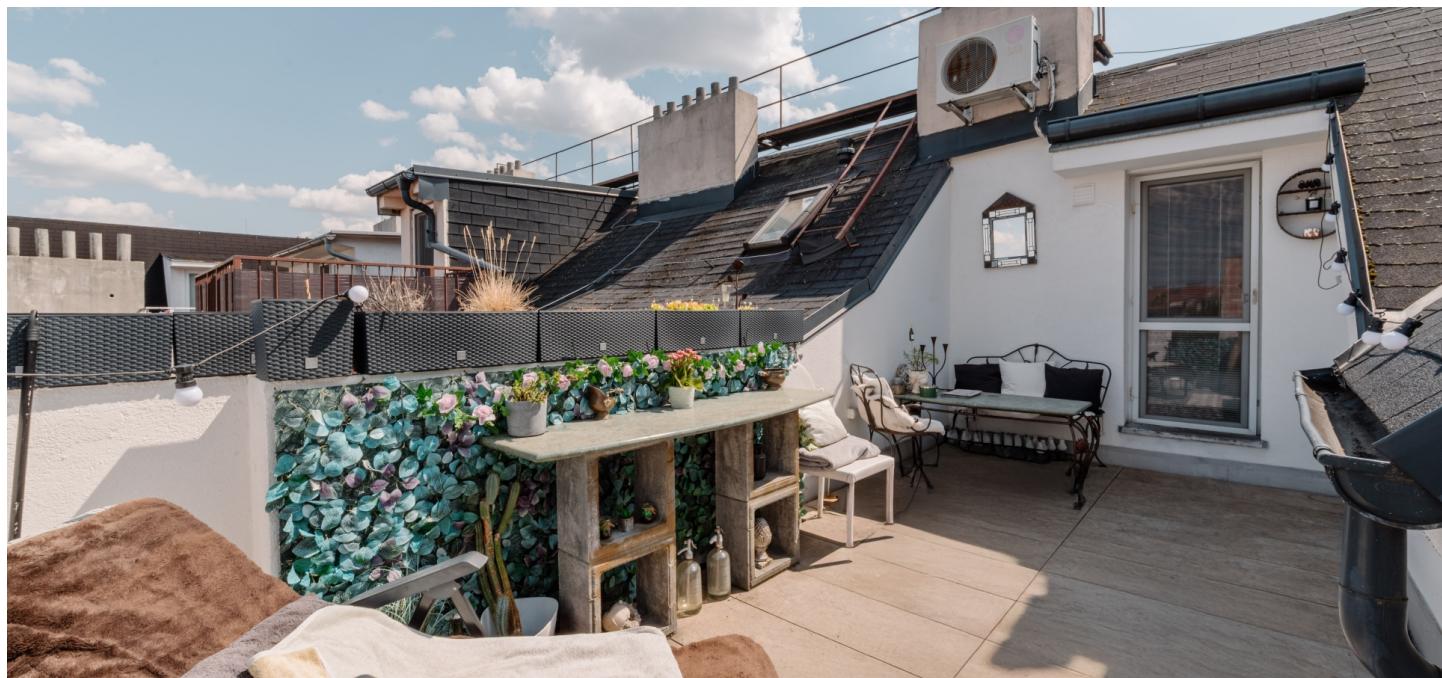




Apartment One-bedroom (2+kk)

€ 465 000 | CZK 11 318 100

91.5 m², Bratislava III, Nové Mesto, Legionárska



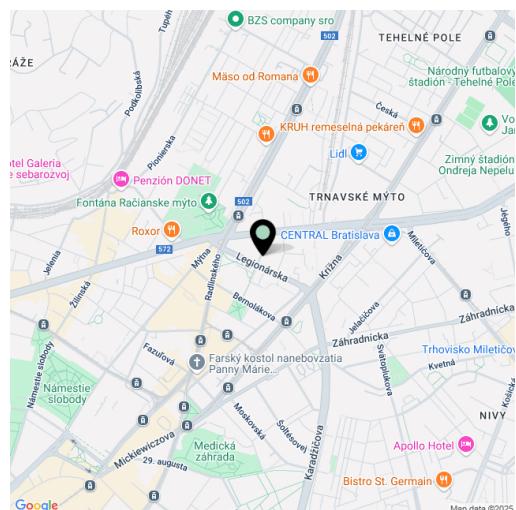


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| | |
|------------------|--------------------|
| Total area | 203 m ² |
| Floor area* | 92 m ² |
| Terrace | 111 m ² |
| Parking | - |
| Cellar | - |
| Service price | 167 EUR monthly |
| PENB | D |
| Reference number | 109903 |



* 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 stylish, fully furnished 2-bedroom duplex for sale with a fireplace, two terraces, and an exceptional view of Kamzík and the city panorama is located in a sought-after area with excellent accessibility and complete amenities. The apartment is move-in ready.

On the lower floor, there is an entrance hall with a staircase and a practical storage space under the stairs. The bathroom is equipped with a walk-in shower, sink, and toilet. The modern kitchen with a central island flows seamlessly into the living room with a **fireplace** and a built-in wardrobe. The upper floor consists of an open gallery with a bedroom, a dressing table, and a sink. The bedroom has access to the first, 15 m² **large terrace**, which continues to the spacious **roof terrace** of approximately 96 m². This offers not only views of the entire city, but also a preparation for the installation of a Jacuzzi - you just need to finish the floor and the railing.

The apartment is equipped with ceramic tiles on the lower floor, floating floors on the gallery, plastic windows, its own gas heating, and **air-conditioning**. The elevator exclusively serves the top three duplex apartments, guaranteeing privacy. The apartment also includes access to an enclosed courtyard with a private courtyard, a playground, a trampoline, a communal barbecue, and a seating area.

Račianske mýto offers everything you need for a comfortable life. It is located on the border of the city districts of Old Town, New Town, and Rača, thanks to which it offers excellent connections to all major directions, as well as excellent public transport accessibility—trams, buses, and the Vinohrady Railway Station are within easy reach. The Billa and Blumental grocery stores are within walking distance, as are restaurants and cafes such as Chernomorka, La Putika, U Taliana, and Spilka.