



Apartment Two-bedroom (3+kk)

119.59 m², Bratislava I, Staré Mesto

Ask for price





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Total area	143 m ²
Floor area*	120 m ²
Balcony	12 m ²
Parking	The price of a parking space in the two-level underground garage starts from €65,190.
Cellar	11 m ²
PENB	A
Reference number	109996

* 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 fully furnished two-bedroom apartment with above-standard amenities and modern technologies, offering high level of comfort in the prestigious location of Bratislava's Old Town. The property is located on the third floor of a newly renovated apartment building with an elevator and two balconies, in close proximity to Slavín, diplomatic residences, and a wide range of amenities.

The entrance hall flows smoothly into the airy living area, which connects the living room, dining room, and modern kitchen equipped with **Siemens** appliances. The living room opens onto the first of **two balconies** facing the quiet inner courtyard. The night area consists of a master bedroom, a children's room, and a spacious bathroom with a bathtub. The apartment also has a guest toilet and built-in storage space in the hallway.

The interior of the apartment is finished to the highest standard: **herringbone parquet floors**, **wood-aluminum windows** with insulated triple glazing, electrically controlled **external shading** by Hunter Douglas, and VDD Orava security entrance doors. Thermal comfort is provided by a hybrid cooling and heating system, complemented by a smart home control system. The apartment has a brick **cellar** with an area of 11.46 m². The residential complex also includes a **private park** with carefully maintained greenery, flower beds and mature trees, providing a peaceful oasis in the very center of the city.

Fraňa Kráľa Street in Bratislava's Old Town is located near the historic center, embassies, Castle Hill, and Grasalkovič Palace. There are public transport stops with trolleybus and bus lines nearby. The surrounding area offers a wide selection of restaurants, cafés, and bars, as well as cultural facilities, galleries, and museums. Schools, the Štefánikova Leisure Center, and several sports facilities are within walking distance.

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