



## Apartment Four-bedroom (5+kk)

Ask for price

252.71 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	272 m <sup>2</sup>
Floor area*	253 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	The price of a parking space in the two-level underground garage from €65,190.
Cellar	5 m <sup>2</sup>
PENB	A
Reference number	110006

\* 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 elegant, spacious four-bedroom apartment with 2 balconies, modern technology, and high-quality materials guarantees the highest level of comfort. The apartment is located on the 4th floor of a newly and sensitively renovated apartment complex with an elevator in the heart of Bratislava's Old Town. A lucrative address, premium amenities, excellent accessibility and a generous layout make this apartment a truly luxurious urban living space. The location is close to embassies, Slavín, and all civic amenities. The apartment comes with a parking space in the underground garage available for an additional fee.

The apartment features a spacious entrance hall that forms the heart of the home, providing access to the living area—a living room connected to the kitchen and dining room—as well as to three bedrooms. The apartment also includes a walk-in closet, a study, **two balconies**, **two bathrooms**, and a separate toilet.

The high standard of the apartment includes **herringbone-pattern parquet floors**, **wood-aluminium windows** with triple insulating glazing, VDD Orava entrance doors, **external window shading** with electric control by Hunter Douglas, hybrid cooling and heating, as well as a smart home control system. The apartment comes with a **cellar storage unit** (5.24 m<sup>2</sup>). A quiet **private park** enhances the uniqueness of the project, regularly maintained greenery with flower beds and trees.

The location in Bratislava's Old Town is close to the historic city centre, embassies, **Castle Hill**, and the **Grassalkovich Palace**. Public transport stops with trolleybus and bus lines are nearby. The surrounding area offers a rich selection of restaurants, cafés, and bars, as well as cultural venues, galleries, and museums. Schools, the Štefánikova Leisure Centre, and several sports facilities are within walking distance.

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