



Apartment Two-bedroom (3+1)

120.92 m², Bratislava I, Staré Mesto

Ask for price





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Total area	146 m ²
Floor area*	121 m ²
Terrace	9 m ²
Garden	129 m ²
Parking	Parking space in a two-level underground garage from EUR 65,190
Cellar	15 m ²
PENB	A
Reference number	110008

* 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.

On the 1st floor of a newly and sensitively renovated boutique complex, we offer a spacious apartment with modern technologies and above-standard materials. The apartment has a terrace with access to a private garden, accessible directly from the living area, as well as an elevator in the building. The location near embassies, Slavín, and complete civic amenities provides a peaceful and safe environment with the atmosphere of the historic center.

The layout consists of a spacious entrance hall seamlessly connected to the living room, dining area, and kitchen with a pantry. The living area has direct access to the **terrace** and **garden**. The night area consists of a hallway with a wardrobe, two bedrooms, a bathroom with a shower, a separate toilet, and a utility room.

Facilities include classic **herringbone parquet floors**, **wood-aluminum windows** with insulated triple glazing, VDD Orava entrance doors, Hunter Douglas electric **external blinds**, a hybrid cooling and heating system, and smart home controls. The apartment has a 15.35 m² **cellar**. Residents also have access to a **private park** with well-maintained greenery, flower beds, and mature trees.

Palisády is one of the most prestigious addresses in Bratislava. Mountain Park, Slavín, the Presidential Palace, cafés, restaurants, schools, cultural institutions, and public transport stops are all within walking distance. This location offers the ideal combination of urban lifestyle and privacy in a quiet residential area.



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