



Apartment Two-bedroom (3+kk)

Ask for price

100.93 m², Bratislava I, Staré Mesto





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Total area	117 m ²
Floor area*	101 m ²
Balcony	9 m ²
Parking	Parking space in the garage for a fee
Cellar	8 m ²
PENB	A
Reference number	110036

* 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 two-bedroom apartment with a balcony and cellar is located on the 3rd floor of a fully and sensitively renovated residential complex featuring an elevator, underground garage, and a private park. Modern technologies and premium materials ensure a high standard of living in a prestigious location, close to embassies, Slavín, and Bratislava's historic city center.

A spacious entrance hall forms the natural heart of the apartment, leading to the living area—a large living room seamlessly connected to the kitchen, dining area, and pantry—as well as to two bedrooms. The apartment also includes a walk-in closet, a bathroom, a separate toilet, and a **balcony**. A **cellar** measuring 7.67 m² is included.

The apartment is equipped with wooden **parquet** floors in a classic herringbone pattern, **wood-aluminum windows** with triple-glazed insulation, Hunter Douglas external blinds with electric control, Kunaj security entrance doors, and **Villeroy & Boch** sanitary ware. Thermal comfort is provided by central heating and cooling via Jaga wall-mounted units, with each room featuring an individual Sauter thermostat. The apartment is prewired for optical internet, including an installed video intercom, and the entire complex is monitored by a security camera system. The residential complex is complemented by a quiet **private park** with regularly maintained greenery, right in the city center.

Old Town offers full amenities, a wide network of restaurants, cafés, bars, galleries, and museums. Within walking distance, there are schools, the Štefánik Leisure Center, sports facilities, and public transport stops with trolleybus and bus connections.

Parking is available in the two-level underground garage, with prices starting from €61,500 per space.



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Dom Alexy
Apartmán R3

1 Predsieň	11,01 m²
2 Obyvacia izba	33,08 m²
3 Kuchyňa	10,31 m²
4 Špažza	2,84 m²
5 WC	1,68 m²
6 Schodisko	2,36 m²
7 Chodba	5,85 m²
8 Izba	9,36 m²
9 Kúpeľňa	4,50 m²
10 Izba	17,18 m²
11 Šatník	2,76 m²
12 Balkón	8,78 m²

Úžitková plocha apartmánu 100,93 m²
+ balkón 8,78 m²

R

PARK

FRANZA KRÁČKA

3 NP

