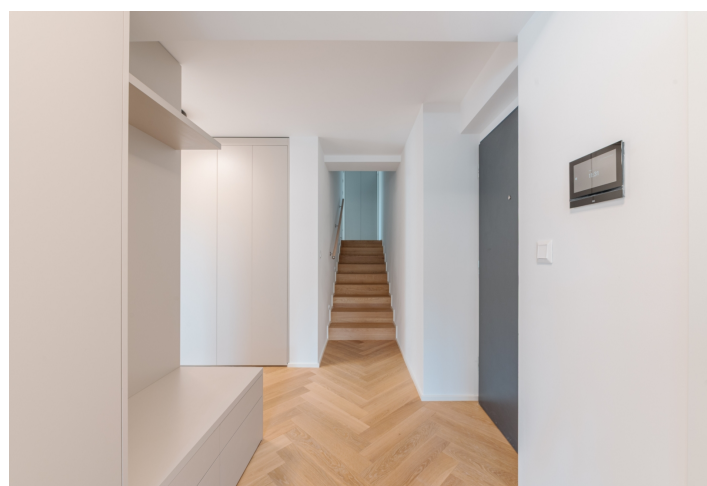




Apartment Three-bedroom (4+kk)

Ask for price

110.53 m², Bratislava I, Staré Mesto





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Total area	126 m ²
Floor area*	111 m ²
Balcony	9 m ²
Parking	Parking space in the garage for a fee
Cellar	7 m ²
PENB	A
Reference number	110037

* 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 three-bedroom apartment in Old Town with a balcony and cellar, modern technologies, and above-standard materials guarantees a high level of comfort near Bratislava's Palisády neighborhood. The apartment is located on the 3rd floor of a newly renovated apartment complex with an elevator and underground garage in the heart of Bratislava's Old Town, close to embassies, Slavín, and complete civic amenities. Parking spaces in a two-story underground garage can be purchased with the apartment.

The apartment has a large entrance hall, which forms the heart of the apartment and leads to the living area—a living room connected to the kitchen, pantry, and dining room, as well as three bedrooms. The apartment has a **balcony**, closet, bathroom, and toilet. The apartment also comes with a cellar.

The apartment is equipped with wooden **parquet floors** in a classic herringbone pattern, **wood-aluminum windows** with insulated triple glazing and electrically controlled Hunter Douglas external blinds, Kunaj security entrance doors, and **Villeroy & Boch** sanitary ware. Thermal comfort is provided by central heating and cooling via Jaga wall units, with each room equipped with a separate Sauter thermostat. The apartment is prepared for a fiber-optic internet connection, has a video intercom, and the entire building is protected by a camera system.

The residential complex is complemented by a quiet **private park** with regularly maintained greenery right in the city center.

Old Town offers complete civic amenities, a wide network of restaurants, cafés, bars, galleries, and museums. Schools, the Štefánikova Leisure Center, sports facilities, and public transport stops with trolleybus and bus lines are within walking distance.

Parking is available in a two-story underground garage, with prices starting at €61,500.



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