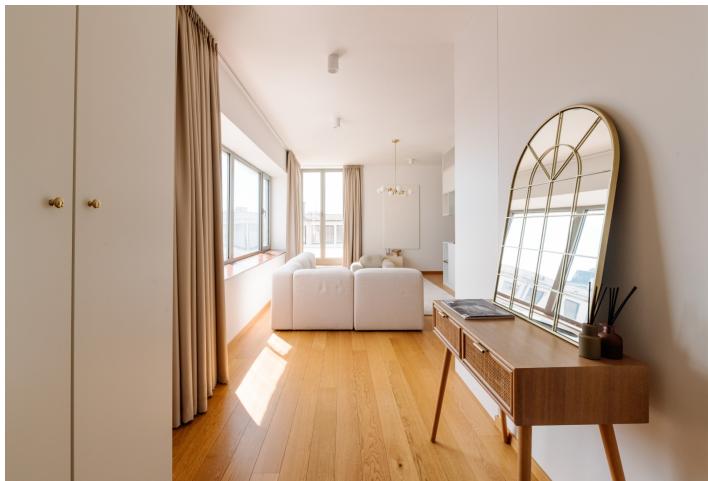




## Apartment Two-bedroom (3+kk)

€ 529 900 | CZK 12 897 766

78.5 m<sup>2</sup>, Bratislava I, Staré Mesto, Konventná



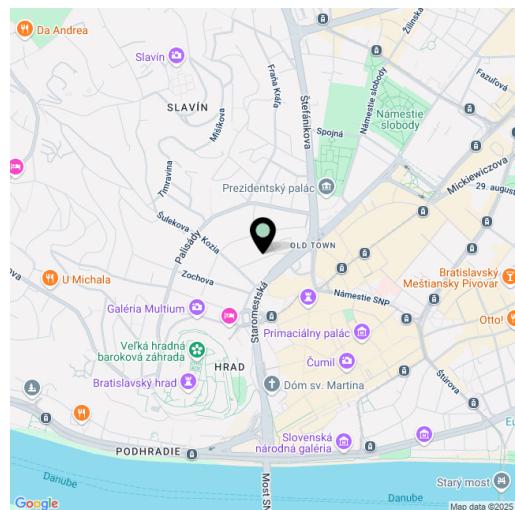


## Apartment Two-bedroom (3+kk)

€ 529 900 | CZK 12 897 766

78.5 m<sup>2</sup>, Bratislava I, Staré Mesto, Konventná

Total area	87 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	Parking in the garage
Cellar	3 m <sup>2</sup>
Service price	220 EUR monthly
PENB	A
Reference number	110097



\* 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.

**Completely and elegantly furnished two-bedroom apartment on the top 6th floor of a modern residential project on prestigious Konventná Street in the historical center of Bratislava. The apartment with a total area of 78.50 m<sup>2</sup> has a terrace facing a quiet inner courtyard.**

The apartment is functionally divided into a day and night zone. From the entrance hall, you enter a spacious living room connected to a custom-made kitchen and pantry, with direct access to the terrace. The night zone consists of a main bedroom and a children's room, with the master bedroom also providing direct access to the **terrace**. The hallway leads to a bathroom with a bathtub and a second toilet.

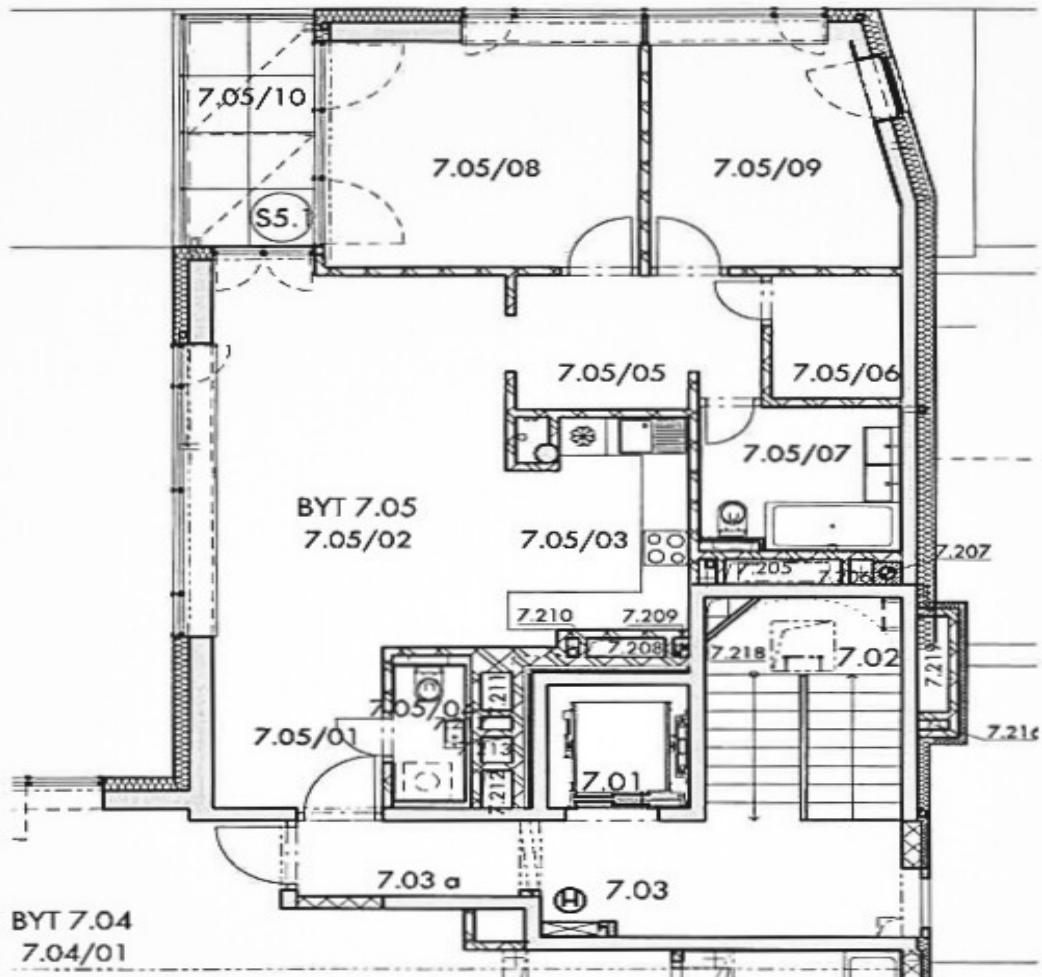
The interior has been designed with a strong emphasis on detail and high-quality materials. Custom-made furnishings include a **Nesia** kitchen, built-in **Bosch** appliances, **Villeroy & Boch** sanitary ware, **wooden floors**, **aluminum windows** with external blinds, and **full air-conditioning**. The apartment is equipped with both underfloor and central heating, security entrance doors, a video intercom system, chip-access control, and high-speed internet connection. Elegant built-in storage solutions, including a spacious walk-in wardrobe, further enhance the functionality of the space. A **parking space** in the underground garage is available for purchase or rent.

The location is synonymous with prestige and upscale urban living. Within walking distance is the Palisády district as well as embassies, galleries, renowned restaurants, cafés, boutique shops, green parks, and historical landmarks. Unique views of **Bratislava Castle** highlight the exceptional character of this address, offering the tranquillity of a residential neighbourhood with the vibrancy of the city center just steps away.



## Apartment Two-bedroom (3+kk)

€ 529 900 | CZK 12 897 766

78.5 m<sup>2</sup>, Bratislava I, Staré Mesto, Konventná

OZNAČ.	NÁZOV	INT. m <sup>2</sup>	EXT. m <sup>2</sup>
	BYT 705 3-IZBOVÝ 78,50m <sup>2</sup> + TERASA 5,95m <sup>2</sup>		
7.05/01	PREDSIEŇ	5,50	
7.05/02	OBÝVACIA IZBA+JEDÁLEŇ	22,30	
7.05/03	KUCHYŇA	7,65	
7.05/04	WC	2,40	
7.05/05	CHODBA	6,40	
7.05/06	ŠATNÍK	3,20	
7.05/07	KÜPELŇA	5,75	
7.05/08	IZBA	14,60	
7.05/09	IZBA	10,70	
7.05/10	TERASA		5,95
703a	PREDSIEŇ - NEBYTOVÝ PRIESTOR	4,05	

BYT 705  
PÔDORYS 7. NP