



## Apartment Four-bedroom (5+kk)

Ask for price

155.8 m², Bratislava I, Staré Mesto, Stará vinárska







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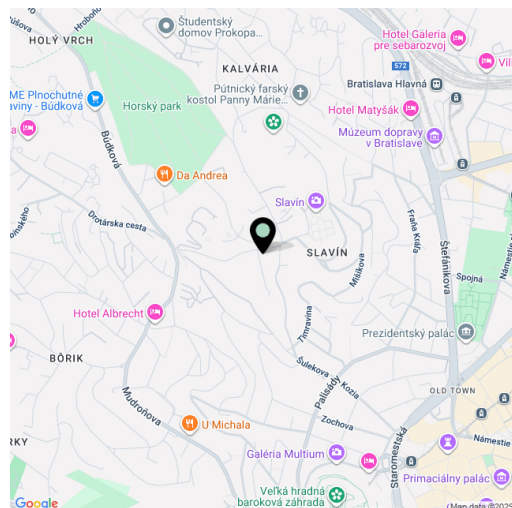
Total area	204 m²
Floor area*	156 m²
Terrace	34 m²
Garden	294 m²
Parking	Possibility to buy a separate garage
Cellar	14 m²
PENB	G
Reference number	110147

This exceptional 4-bedroom apartment with direct access to the garden is part of an architecturally valuable villa designed in 1968 by the renowned Slovak architect Il'ja Skoček Sr. for UN employees. The apartment takes up the entire ground floor of the villa and there is only one neighbor on the upper floor, which guarantees an exceptional level of privacy and peaceful living.

The layout of the apartment consists of a spacious living room with direct access to the **garden**, 3 bedrooms also with access to the garden, and a separate kitchen with a pantry. The master bedroom has a built-in wardrobe and en-suite bathroom with a bathtub, shower, toilet, and a preparation for a **bidet**. The apartment also has a second bathroom with a shower and toilet. A large **built-in wardrobe** runs the entire length of the hallway.

The apartment has high-quality **oak wood floors**, travertine window sills, and **Schüco aluminum windows**. The building is insulated and the apartment is equipped with **air-conditioning**. A separate garage can also be purchased with the apartment. The apartment has a share in the land with an area of 2,239 m², while the garden in front of the apartment with an area of 294 m² has historically been for the exclusive use of the apartment on offer. The apartment also has a **cellar** with its own gas boiler with a floor area of 14 m², which can be directly connected to the apartment.

The location offers excellent access to the center of Bratislava. Stará Vinárska Street is located in Old Town, close to the **Slavín** monument, villas, and ambassadors' residences. The street is easily accessible by public transport (bus 147, trolleybuses 44, 47), as well as by car and on foot. All necessary services are within easy reach.



\* 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.