



Apartment Two-bedroom (3+kk)

€ 399 000 | CZK 9 711 660

102 m², Bratislava I, Staré Mesto, Radlinského





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Total area	110 m²
Floor area*	102 m²
Parking	Parking with a residential card.
Cellar	8 m²
PENB	G
Reference number	110702

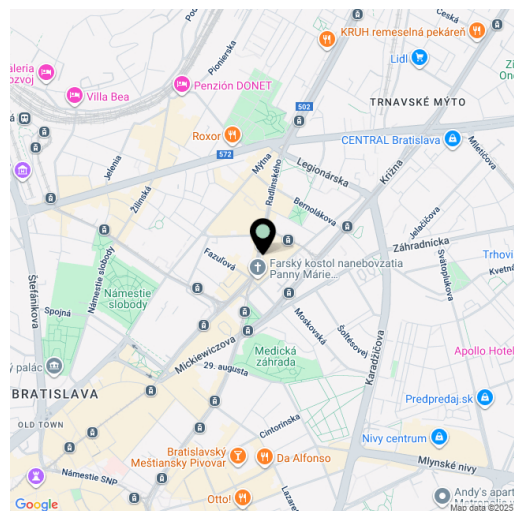
This charming duplex apartment with a floor area of 102 m², a private garden in the courtyard, and high ceilings (3.3 m) is located at a sought-after address in Old Town. It offers a combination of historical charm, above-standard amenities, and walking distance to the city center.

The layout of the apartment consists of an entrance hall with a bathroom, which is connected to the kitchen and a spacious living room with an area of over 30 m². The kitchen has access to the **front garden** with a terrace. The living room also has a chimney, which allows for the installation of a **fireplace**. Upstairs, there are two walk-through rooms, and the master bedroom has Daikin **air-conditioning**.

The apartment is equipped with **wooden parquet floors** and Velux skylights, complemented by **external blinds** and internal shading, as well as refurbished **wooden windows with double glazing**. The above-standard high ceilings with a height of **3.3 m** enhance the feeling of spaciousness and airiness. The apartment has new electrical wiring and modern heating distribution. The apartment also has a **terrace with a front garden** in a quiet courtyard and a **cellar** located directly below the apartment.

The location in a prestigious part of Old Town, on Radlinského Street in the immediate vicinity of the **Blumenálsky Church**, combines the tranquility of a residential neighborhood with an excellent infrastructure and walking distance to the center. Services, shops, popular cafes, a bakery, a supermarket, and public transport stops are all available in the immediate vicinity.

Interior 102 m², cellar 8 m²



* 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.