



## Apartment Four-bedroom (5+kk)

€ 790 000 | CZK 19 193 050

157 m<sup>2</sup>, Bratislava I, Staré Mesto, Stará vinárska



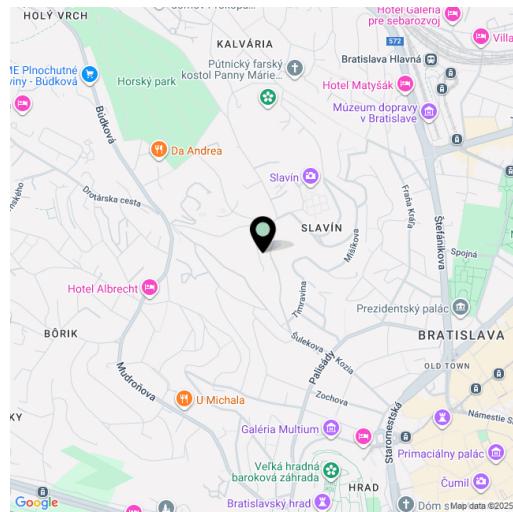


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Total area	285 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Terrace	128 m <sup>2</sup>
Parking	Possibility to purchase a separate garage for €70,000
Cellar	-
PENB	A
Reference number	111205



\* 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 exceptional four-bedroom apartment with 2 large terraces is located on the upper floor of an architecturally valuable villa designed in 1968 by the renowned Slovak architect Il'ja Skoček Sr. for UN employees. The apartment is surrounded by greenery and offers unique views of the Bratislava skyline.**

The layout of the apartment consists of a spacious living room with large windows and access to the **terrace**, a separate kitchen with a pantry, a dining room, **3 bedrooms**, a study, and **two bathrooms**. A large **built-in wardrobe** runs the entire length of the hallway. Both bathrooms are spacious, one with a bathtub, the other with a shower. The apartment occupies the **entire floor of the villa**, with access to both **terraces (128 m<sup>2</sup>)** with **panoramic views** of Bratislava from every room, and access to the **garden** from the study/dining room. There is **only one neighbor** on the ground floor of the villa, which guarantees an exceptional level of privacy and peaceful living.

The interior of the apartment is characterized by its brightness thanks to **large Euro windows** with travertine window sills and green views. The interior is dominated by original **wooden elements** that reflect the character of the architect's work. The kitchen is separate, equipped with built-in appliances and a practical pantry. A **garage** can be purchased with the apartment for €70,000.

The location offers excellent access to the center of Bratislava. Stará Vinárska Street is located in Old Town, close to the **Slavín** memorial, 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.

Interior 157 m<sup>2</sup>, terraces 128 m<sup>2</sup>



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