



Apartment Three-bedroom (4+kk)

Sold

139.5 m², Bratislava I, Staré Mesto, Koreničova





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Total area	140 m²
Parking	-
Cellar	-
PENB	B
Reference number	111489

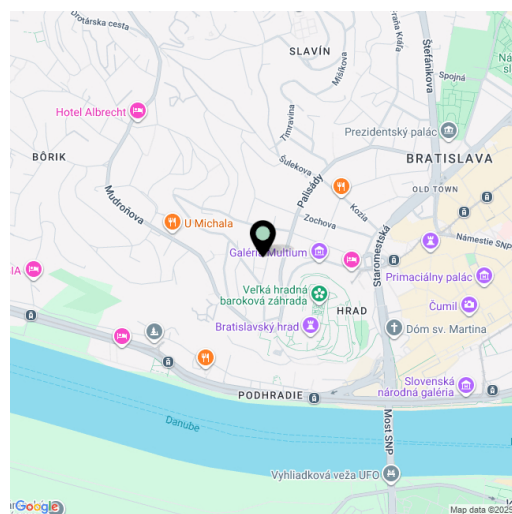
Generous three-bedroom apartment situated in an elegant villa in the Palisády neighborhood. It features high ceilings, original parquet floors, and large windows, creating an authentic Old Town atmosphere—elegance filled with history and light. The apartment, with a total floor area of 139.5 m², is located on the second floor of a 1928 urban villa on a quiet residential street in the heart of Palisády.

The layout of the apartment is thoughtfully arranged: a room currently used as a dining room that naturally flows into the living room, a separate kitchen with a pantry, two additional separate rooms, a bathroom, and a separate toilet. The atmosphere of the apartment is enhanced by original materials and abundant natural light in all rooms. The apartment also includes a **cellar** and access to a shared **garden** surrounding the building.

The apartment is located in a brick building without an elevator, on the second of three floors. The building was extensively **renovated in 2018**. It has an insulated façade, a new roof, and new plastic windows. The apartment has wooden floors, high ceilings, and is equipped with its own **gas boiler, air-conditioning**, and optical internet. Parking is provided through the PAAS residential zone, and the property is available immediately.

The Palisády location is one of the most sought-after parts of Bratislava thanks to its combination of tranquility, elegance, and proximity to the city center. Complete civic amenities are within easy reach—shops, schools, restaurants, as well as cultural and natural sites. You can walk to **Mountain Park, Železná Studnička**, Bratislava Castle, or the Slavín Monument, making this address ideal for lovers of the city, its greenery, and an active lifestyle.

Interior: 139.5 m²



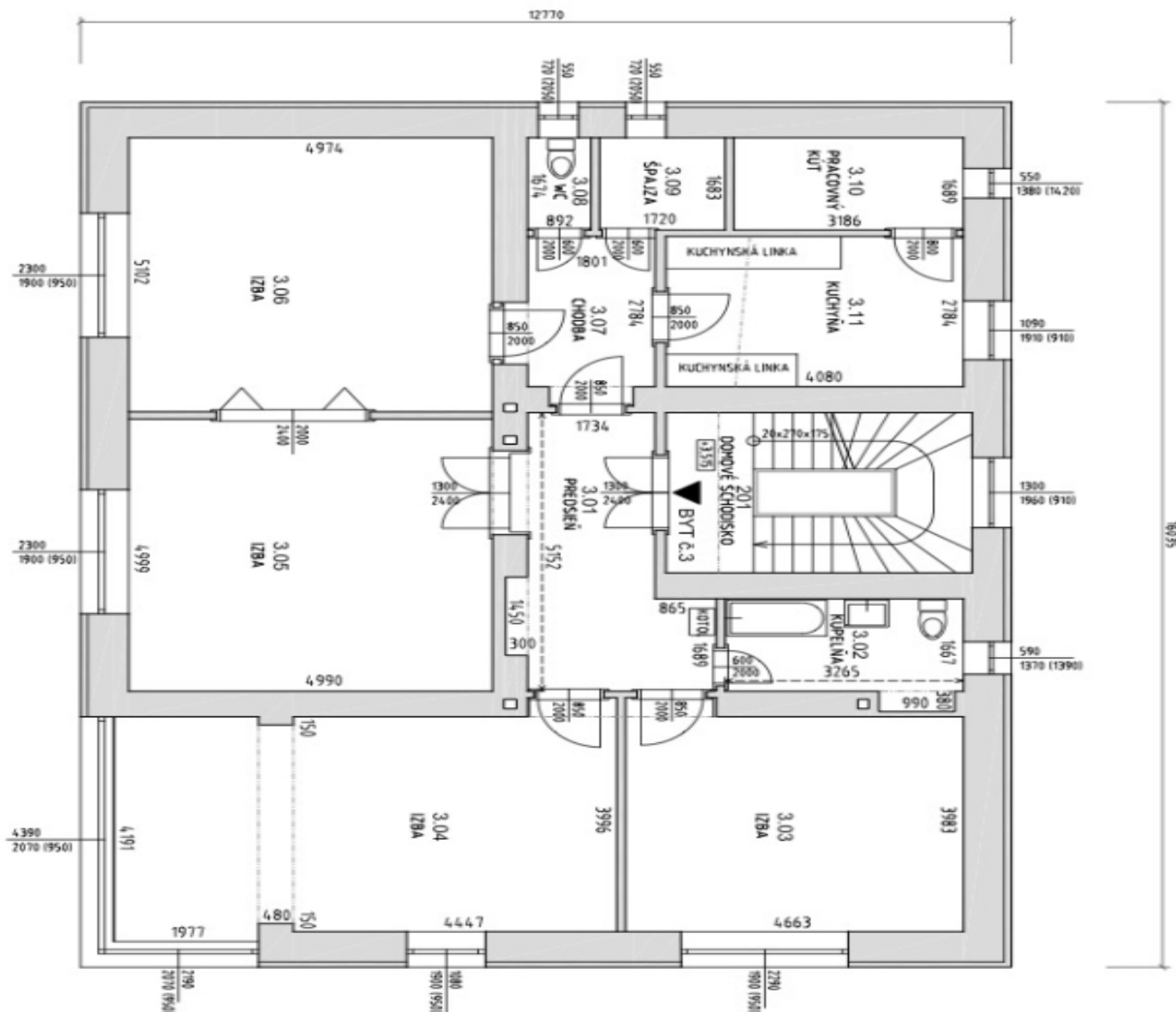
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT č.3 - LEGENDA MIESTNOSTÍ		
ČÍSLO MIEST.	NÁZOV MIESTNOSTI	PODLAHOVÁ PLOCHA MIEST. m²
3.01	PREDSEŇ	10.83
3.02	KÚPEĽNÁ	5.82
3.03	IZBA	18.57
3.04	IZBA	27.83
3.05	IZBA	24.95
3.06	IZBA	25.38
3.07	CHODBA	5.01
3.08	WC	1.49
3.09	ŠPAJZA	2.89
3.10	PRACOVNÝ KÚT	5.38
3.11	KUCHYŇA	11.36
BYT č.3 SPOLU		139.51