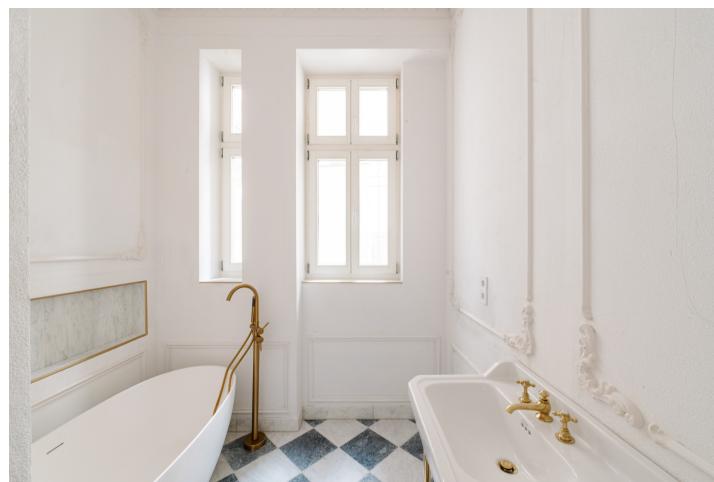
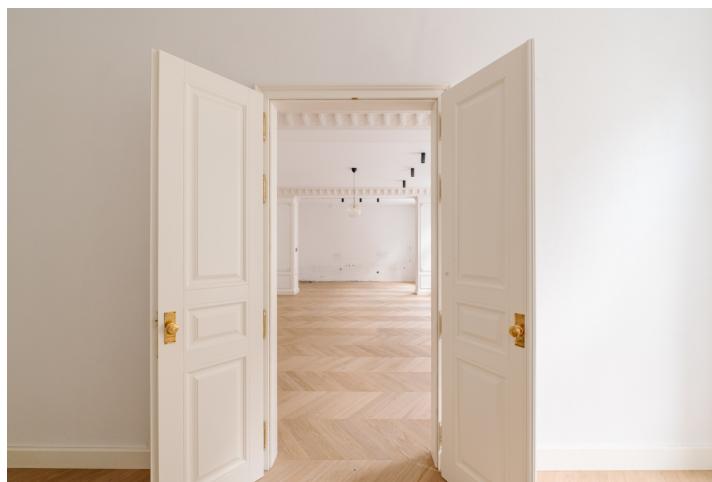




Apartment Three-bedroom (4+kk)

Ask for price

121 m², Bratislava I, Staré Mesto, Palisády

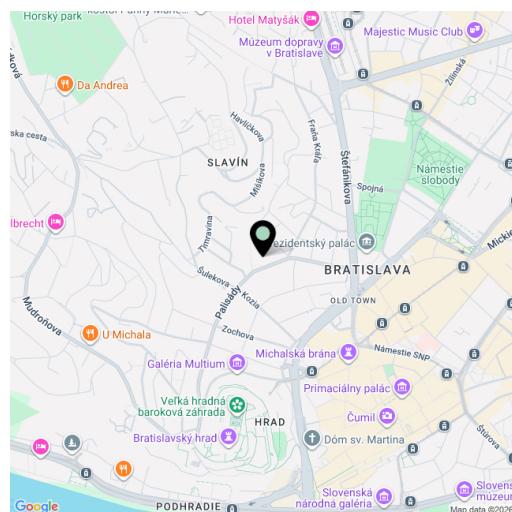




Apartment Three-bedroom (4+kk)

Ask for price121 m², Bratislava I, Staré Mesto, Palisády

Total area	133 m ²
Floor area*	121 m ²
Parking	-
Cellar	-
PENB	G
Reference number	112028



* 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 elegant, generously apportioned apartment with a total floor area of 121 m² is located in a fully renovated historic residential building. The interior has been meticulously restored with an emphasis on preserving its original architectural features, stucco decorations, and the use of premium-quality materials. The apartment represents a harmonious blend of the nobility of historic architecture and a high technical standard, set at a prestigious address in the heart of Bratislava's Old Town.

The layout naturally separates the day and night zones. The day area consists of a spacious living room with a fireplace connected to the kitchen, while the night area includes three separate rooms suitable as bedrooms, children's rooms, or a study. The apartment features two bathrooms and a separate toilet, and also includes a wine cellar. The south-facing orientation ensures ample natural light throughout the day, and residents can also enjoy a shared green courtyard at the rear of the building.

The property was created through the complete reconstruction from the ground up—the original structures were removed down to the masonry, with new plastering, screeds, and plasterboard elements installed. The entire residential building was also renovated, including technical installations, common areas, staircase, and façade. The interior is complemented by historically replicated casement windows with triple glazing, in some places even quadruple glazing, double-leaf interior doors, decorative cornices, and plaster ornamentation. Italian oak parquet floors in a chevron pattern, bathrooms clad in natural marble with sanitary ware in an English Victorian style, a cast marble bathtub, and brass fixtures complete the interior. Underfloor heating is installed in the bathrooms, with independent heating via a Viessmann gas boiler. Security features include an alarm system, a video intercom, and a security system.

The prestigious residential area of **Palisády** in Bratislava's Old Town offers excellent cafés and restaurants, as well as superb access to the city center with a full range of services. The location is close to Slavín, beautiful embassy buildings, the popular Artforum bookstore, and the Sväg to-go café.

Interior area: 121 m², cellar: 12 m²