



## Apartment Two-bedroom (3+kk)

€ 888 734 | CZK 21 631 786

103 m², Bratislava I, Staré Mesto





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Total area	150 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Parking	parking space in garage
Garage	Yes
Cellar	Yes
PENB	A
Reference number	31490

\* 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 modern, spacious apartment with a garage parking space and a large terrace is located on the 1st floor of an apartment building set in a lucrative section of Old Town near Mountain Park.

The layout consists of a bright living room with a kitchen, a dining area, and access to the **south-facing terrace**, 2 bedrooms each with their own custom-made built-in wardrobes, a bathroom (with a shower and a toilet), and an entrance hall with a guest toilet. Each room including the bathroom has access to the east-facing terrace.

Facilities include large-format **aluminum windows** with exterior **electric blinds**, **wooden floors**, **ceiling air-conditioning**, a fireproof safety entrance door, security equipment, designer wallpaper, or Duravit, Geberit, and Hansgrohe sanitary ware.

The purchase price includes 1 garage parking space, a cellar (both comfortably accessible by **elevator**). The apartment is fully **furnished**.

Live in a prestigious, quiet neighborhood of Bratislava with plenty of greenery, beautiful views, yet close to the city center, accessible on foot or by bus. There are several kindergartens and elementary schools nearby. The extensive **Mountain Park** is an ideal place to relax amongst greenery.

The condition of the purchase of the apartment is the purchase of the adjacent apartment of 150 m<sup>2</sup> (interior 114 m<sup>2</sup>, terrace 57 m<sup>2</sup>, cellar 4 m<sup>2</sup>) for the price of 1 131 116 Eur, a total of both apartments for 2 019 850 Eur.

Interior 99 m<sup>2</sup>, terrace 47 m<sup>2</sup>, cellar 4 m<sup>2</sup>.