



## Apartment Two-bedroom (3+1)

**Sold**

135 m², Bratislava I, Staré Mesto, Obchodná



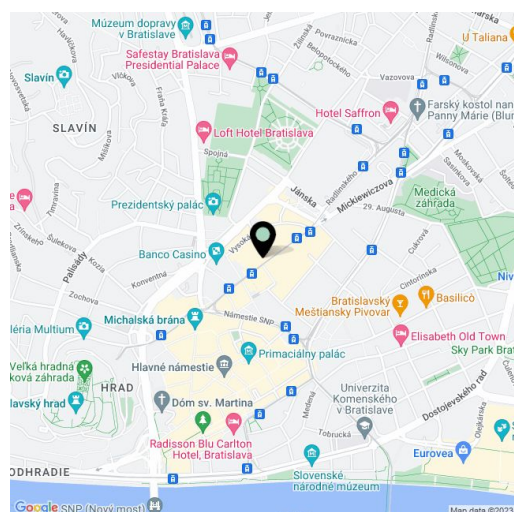


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|                  |                                  |
|------------------|----------------------------------|
| Total area       | 135 m <sup>2</sup>               |
| Parking          | Parking in the garage EUR 24.000 |
| Garage           | Yes                              |
| Cellar           | Yes                              |
| PENB             | B                                |
| Reference number | 35941                            |

The most luxurious two-bedroom apartment in the Schön Residence is characterized by a clever layout, large floor area, a ceiling height of 3.5 m, and French windows with a width of more than four meters in each living room, all of which are typical features of the Functionalist architecture created by the famous Slovak architect Friedrich Weinwurm. Located on the 3rd floor, the open space of the living area of this exceptional Old Town apartment is spread out over 57 sq. m. Two dressing rooms and three bathrooms add to the loft's modern comforts. The building stands on Obchodná Street in a neighborhood with complete urban amenities that is close to the historic city center.



The entrance foyer of the apartment is continuously connected to the 57 sq. m. open plan living space with a dining area and kitchen. The apartment has **two bedrooms** with **en-suite bathrooms**, one of which has a walk-in closet. There is also a bathroom with a preparation for a toilet, bathtub, and washing machine. At the entrance to the apartment there is another separate **walk-in wardrobe** and at the kitchen is the entrance to the storage room.

The apartment is flooded with **daylight** thanks to its practically designed layout and **French windows** and is equipped to a standard that includes a video entry phone, **underfloor heating**, a preparation for **air-conditioning**, a Sherlock security door, and **soundproof** insulated **windows**, which ensure maximum soundproofing.

The apartment is part of the architecturally significant multifunctional **Schön** building on Obchodná Street, which is currently being thoroughly reconstructed in order to preserve this original **Functionalist gem** from the first half of the 20th century. The **complete reconstruction** of the building includes the replacement of the roof, new plumbing and electrics, surface treatment of walls, exteriors, as well as the renovation of the building's entrance hall. The seven-story residence will retain its original multifunctionality: the first two floors will consist of commercial and office space, including a **grocery store** and a traditional **Italian restaurant**.

**Obchodná** is one of Old Town Bratislava's most important streets and has been that way since the 18th century. Throughout its length, it consists of buildings with commercial and office space, services, cafes and restaurants, which together create a **lively urban atmosphere**. There are public transport stops right by the building; the center is a five-minute walk away. The street was completely renovated in 2005-6 and the city is currently **revitalizing** it.

Interior 135 m<sup>2</sup>. It is possible to purchase a garage parking space for EUR 24,000.

\* 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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