svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

Sold

72.15 m², Bratislava I, Staré Mesto, Obchodná

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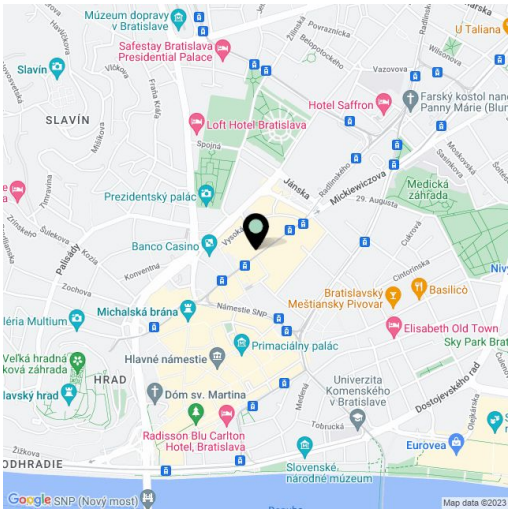
Total area	72 m²
Parking	Parking in the garage EUR 24.000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	35945



* 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 premium one-bedroom apartment on the 5th floor of the Schön Residence is characterized by its above-standard floor area, which almost identically copies the original layout from 1943. The pleasant southwesterly orientation of the apartment and its oversized French windows with a view of the historic building across the street creates an authentic Old Town atmosphere. The building stands on Obchodná Street in a neighborhood with complete urban amenities that is close to the historic city center.

The layout of the apartment consists of an entrance hall, a bathroom with a preparation for a washing machine, toilet, and Italian shower with a bathtub, a bedroom with a **dressing room**, and a social zone with a living room with a kitchen and dining area (35 sq. m.). The apartment is flooded in daylight thanks to its practically designed layout, ceiling heights of 2.9 m, 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 72.15. It is possible to purchase a garage parking space for EUR 24,000.

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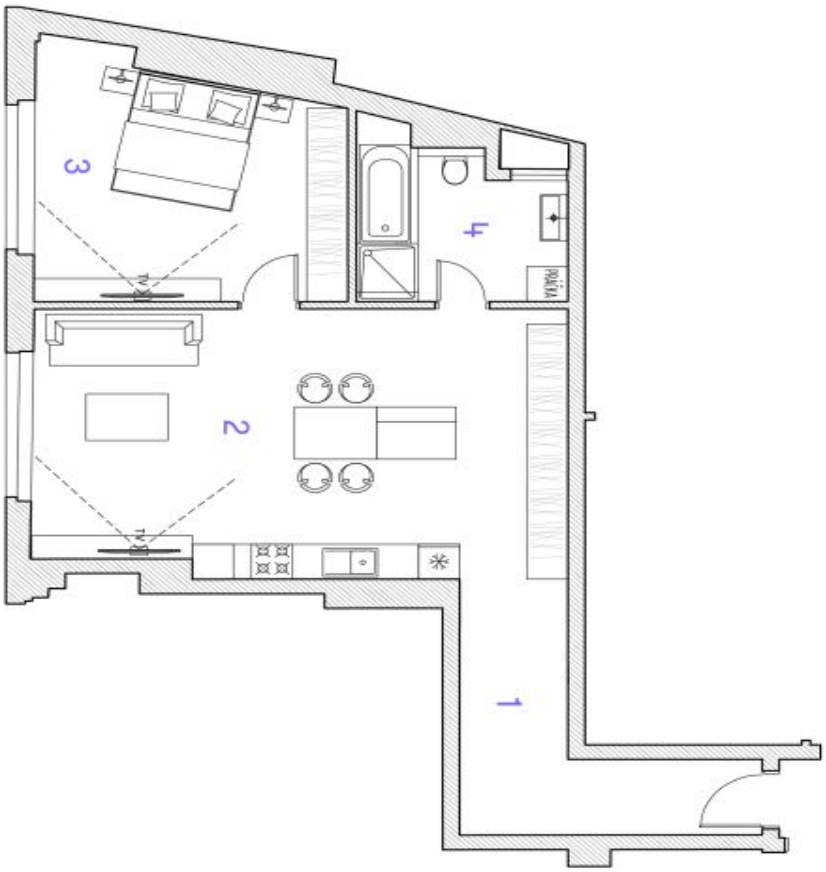

Schéma pôdorysu domu predstavuje dispozičné riešenie bytu.
Developer si vyhradzuje právo na zmeny a upresnenie bez predchádzajúceho upozornenia.

Schön
REZIDENCIA

5. NP; 5.02 - 2 IZBOVÝ BYT

1	Chodba	10,65 m²
2	Obytný priestor	35,56 m²
3	Izba	18,03 m²
4	Kúpeľňa	7,91 m²
	užitková plocha bytu	72,15 m²

rezidencia-schon.sk

EXKLUZÍVNY PREDAJCA

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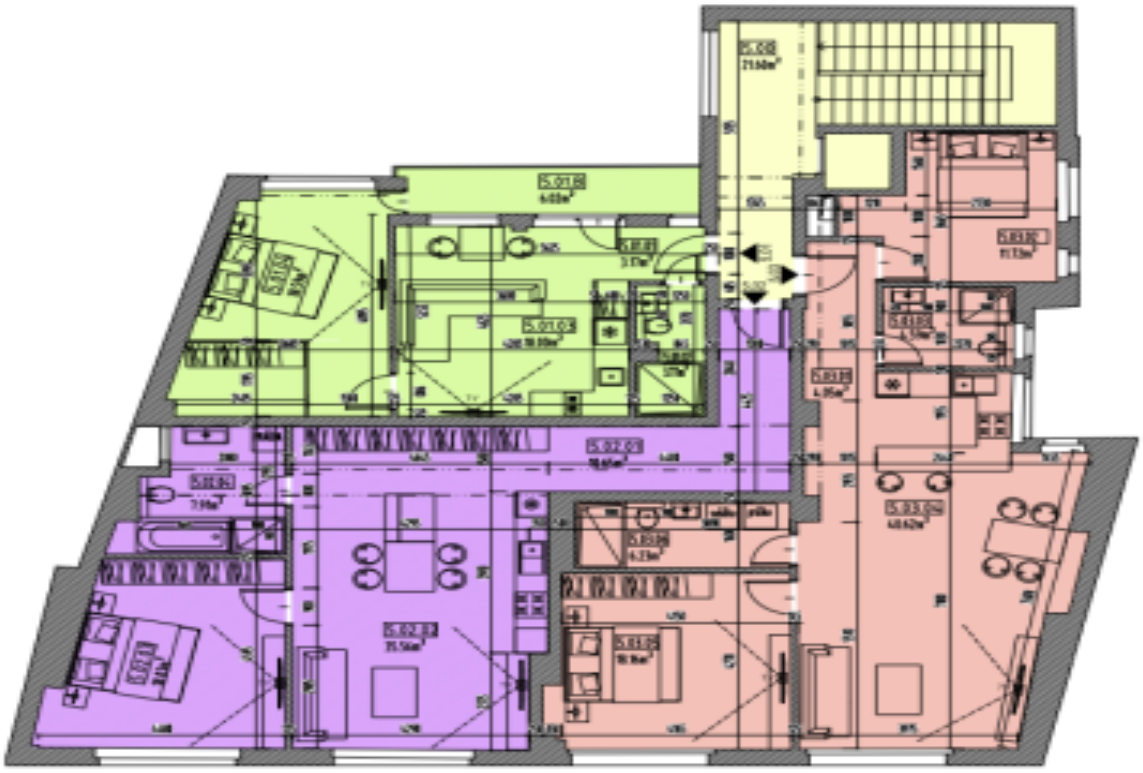

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