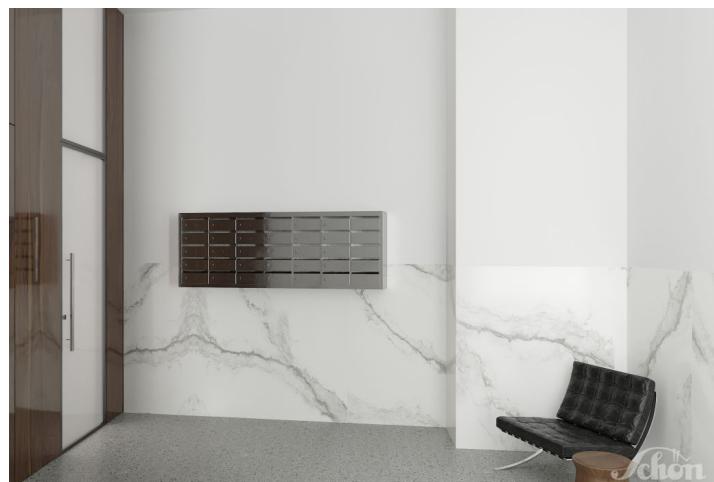
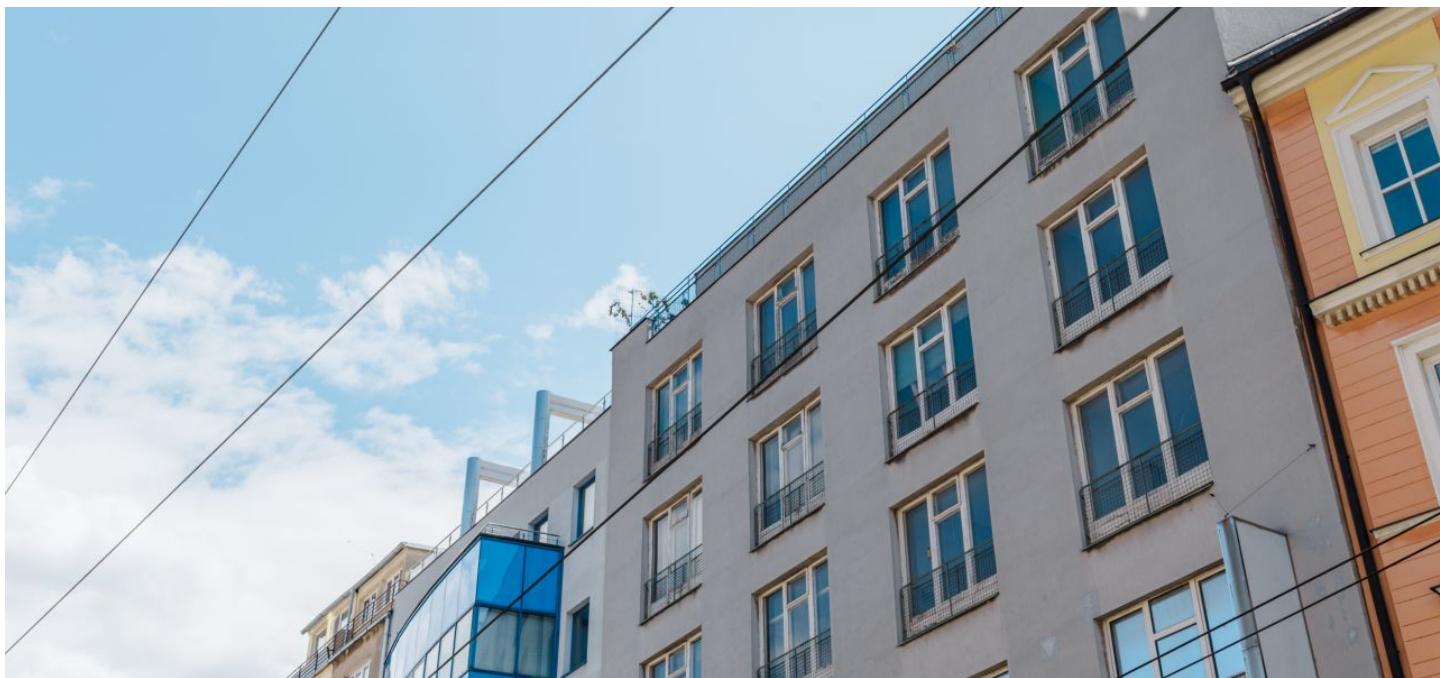




Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava I, Staré Mesto, Obchodná



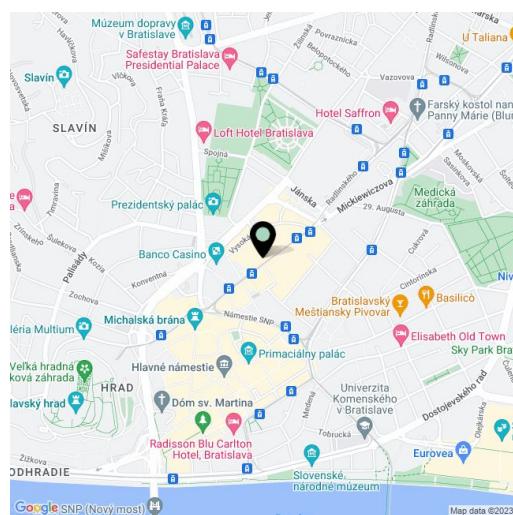


Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava I, Staré Mesto, Obchodná

Total area	50 m ²
Floor area*	44 m ²
Balcony	6 m ²
Parking	-
Cellar	Yes
PENB	B
Reference number	35948



* 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 bright one-bedroom apartment with a balcony facing a quiet courtyard in the Schön Residence is characterized by its compact layout. Designed by architect Friedrich Weinwurm, the functional use of its space creates a cozy living room and a feeling of absolute privacy. Originally high ceilings of 2.9 m as well as French windows have been preserved in the apartment. 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, and a social zone with a living room with a kitchen and dining area (27 sq. m.) with access to the loggia. There is also a bedroom with a **dressing room**, a bathroom with a preparation for a washing machine, toilet, and Italian shower with a bathtub. The apartment is flooded in daylight thanks to its **southeasterly** orientation, practically designed layout, and French windows. A pleasant renovated courtyard and sunny loggia ensures a pleasant atmosphere. The apartment 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 44 m², balcony 6 m²

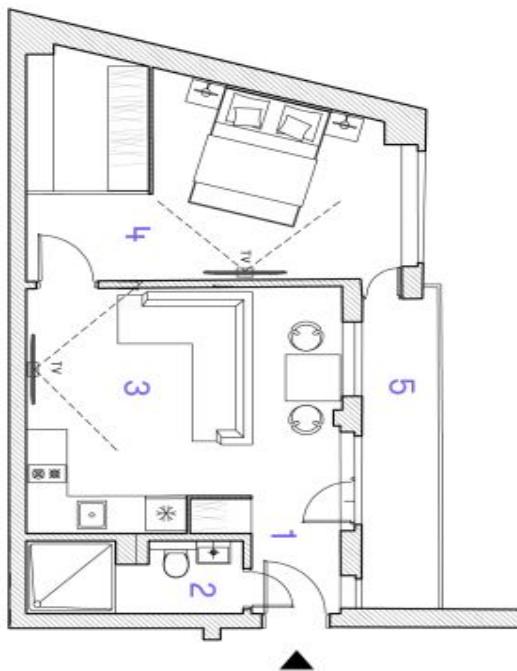


Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava I, Staré Mesto, Obchodná

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



5. NP; 5.01 - 2 IZBOVÝ BYT

Schön
REZIDENCIA

		užitková plocha bytu
1	Zádverie	3,17 m ²
2	Kúpeľňa	3,77 m ²
3	Obývačka s kuchyňou	18,00 m ²
4	Spálňa s šatníkom	18,59 m ²
5	Balkón	6,02 m ²
		43,52 m ²

rezidencia-schon.sk

EXKLUZÍVNY PREDAJCA

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ventúrska 12, 811 01 Bratislava
+421 948 939 938
info@svoboda-williams.sk
svoboda-williams.sk



Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava I, Staré Mesto, Obchodná

