



## Apartment Two-bedroom (3+kk)

Sold

119.88 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	170 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Garden	98 m <sup>2</sup>
Parking	The apartment comes with 1 parking space in the underground garage at a price of EUR 25,000/space
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36692

\* 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 two-bedroom apartment with terraces and a garden with views is located in a boutique residential project near Mountain Park that offers comfortable family living with complete civic amenities. The center is close at hand and the main traffic arteries are easily accessible.** The apartment has been approved and is move-in ready.

The layout of the apartment consists of a **living room with a kitchen**, a dining room with access to a **terrace** overlooking the adjacent Mlynská Valley, as well as the entrance to the **first bedroom** with access to the terrace overlooking the garden. From the foyer leading to a spacious hallway is an entrance to a **separate bedroom, a separate bathroom** with a bathtub, shower, and sink, another **separate toilet** with a sink, and a utility/laundry room. The exterior includes a large 98.02 sq. m. **garden**.

The apartment has large windows with soundproof aluminum frames, insulated triple-glazed panes, **motorized exterior blinds**. It comes with ceiling cooling, **underfloor heating**, a heat pump with a separate indoor and outdoor unit, kitchen hood ventilation, acoustic walls in the common areas and stairs, camera systems, and fire safety entrance doors. It is also equipped with ceramic tiles, wooden floors in the bedrooms, interior walnut wood doors, tiles, and sanitary ware.

The location of the residence offers quick connections to the nearby city center by car or public transport as well as to key connecting roads and complete civic amenities. In the vicinity, there are kindergartens and primary schools, sports and cultural institutions, shops, and shopping centers. Fans of active leisure activities will appreciate the residence's proximity to Mountain Park.

The apartment comes with the necessity to purchase 1 parking space in the underground garage. The price of a parking space is EUR 25,000 with VAT.

Interior 119.86 m<sup>2</sup>, terraces 49.62 m<sup>2</sup> (22.08 m<sup>2</sup> + 27.54 m<sup>2</sup>), garden 98.02 m<sup>2</sup>