



Office building Nineteen-bedroom (20+kk)

Ask for price

Bratislava I, Staré Mesto



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Garage	Yes
Cellar	-
Plot	1 053 m ²
Parking	4x garage parking space + 6x outdoor parking in the yard
PENB	G
Reference number	37373

This exceptional three-story historic building built in the late Art Nouveau style from the 19th century offers housing in desirable Palisády in Old Town.

The ground floor of the historic building is connected to a newer extension by an entrance hall with a reception and an indoor **fountain**. The historical part of the building contains four separate rooms, a kitchen, a toilet, and the ground floor of the extension has two offices, an archive room, a warehouse, and a large garage for four cars.

The first floor of the historic part of the building has five offices, a kitchen, and two toilets. The annex has 7 rooms, 3 archive rooms, a kitchen, and two toilets.

On the second floor of the historic building are six rooms with two toilets.

The attic of the historic building has a large **93 sq. m. open space** with access to two rooms, a kitchen, and two toilets.

The equipment includes laminate floors, aluminum windows, **Toshiba air-conditioners**, wooden interior doors, a Buderus boiler, and an HVAC system.

Palisády is popular for its convenient location, which forms a link between the **Presidential Palace** and **Bratislava Castle**. The Slavín monument and a number of embassies are also within walking distance. Another advantage is the proximity of **Mountain Park**, shops and services, as well as excellent transport connections, all within walking distance of the center.

The total area of the historic building is 748 m² and the area of the two-story extension with a garage is 380 m², with a total of **1,128 m² of usable area**.

The buildings include land with an area of 1,053 m².