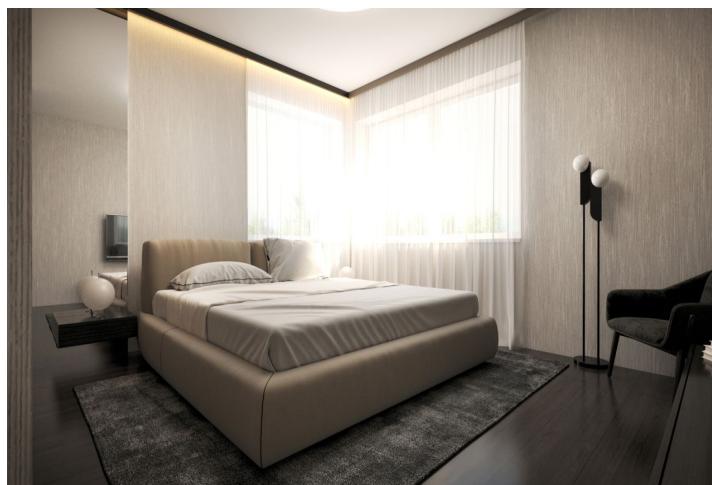




## Apartment Six-bedroom (7+1)

Sold

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





## Apartment Six-bedroom (7+1)

Sold

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

|                  |                      |
|------------------|----------------------|
| Total area       | 260 m <sup>2</sup>   |
| Floor area*      | 250 m <sup>2</sup>   |
| Balcony          | 10 m <sup>2</sup>    |
| Garden           | 98 m <sup>2</sup>    |
| Parking          | two-car garage 80000 |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | G                    |
| Reference number | 41681                |

\* 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 new build 6-bedroom apartment for sale with a balcony, garden with a gazebo, and garage has a sought-after address in Old Town. With only two other neighbors in the building, the residents of these three apartments have access to luxurious common areas and a fitness room, indoor pool, or wellness zone as well as to a private garden.**

The apartment has two levels and opens onto a foyer with a guest toilet with a sink, doors to a separate kitchen with a pantry, a guest bedroom, a living room with a **fireplace** and access to the **balcony**, and a hallway to a private zone with three more bedrooms and two bathrooms, including a master bathroom with a toilet, bidet, bathtub, and shower. The second level offers two bedrooms and a hallway with a bathroom with a toilet and bathtub. The building offers a **wellness zone** with a **pool**, **sauna**, Jacuzzi, relaxation room, and fitness area. There is also a laundry room, boiler room, bike storage, cellar storage units for each apartment, and a garage.

Facilities consist of triple-glazed **aluminum** windows, **ceiling cooling**, electrical wiring, **smart heating** and cooling, **designer lighting**, designer **aluminum entrance doors** to the apartment, an alarm system for each apartment, a fiber optic high-speed internet connection, wiring for satellite reception, a fireplace, a gas boiler, **Villeroy & Boch** sanitary ware, and Grohe faucets.

A quiet location near Mountain Park, yet at the same time in the city center, with easy access to a full range of amenities, as well as connections to the main highway routes.

Interior of the apartment 247 m<sup>2</sup>, balcony 10 m<sup>2</sup>, garden 98 m<sup>2</sup>, cellar 3 m<sup>2</sup>.