



## Apartment Three-bedroom (4+kk)

€ 449 000 | CZK 11 317 045

99.16 m<sup>2</sup>, Bratislava I, Old Town





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Total area	114 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	12 m <sup>2</sup>
Service price	130 EUR monthly
Reference number	102146

\* 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 completely and modernly renovated air-conditioned 2-bedroom apartment on the 2nd floor of a brick building offers quiet living in the very center of Old Town, a stone's throw from the Danube embankment.**

The layout of the apartment consists of an entrance hall, a separate fully equipped kitchen with a window, a closet/wardrobe with a window, two separate bedrooms, a bathroom, a separate toilet, and a living room with access to the **balcony**.

The facilities included in the price consist of plastic windows with interior blinds and mosquito nets, **air-conditioning**, ceramic floor and wall tiles in the separate toilet, bathroom, and closet, oak parquet floors, an electric boiler, radiators with thermoregulating dials, a security entrance door, and an **audio doorman**. Screed surfaces, wiring, waste pipes, floors, and interior doors with frames are new.

The building from 1929 is brick and has four stories, renovated common areas, pram storage, a renovated roof. The city's parking policy will provide parking in the zone around the building for the owner.

Live in the **direct neighborhood of Eurovea** and the riverfront with plenty of greenery and within walking distance of the historic center. The location offers complete amenities, schools, kindergartens, cozy cafes, gourmet restaurants, and an excellent infrastructure, as well as the possibility of outdoor activities. Public transport stops are a few meters from the building.

Interior 99 m<sup>2</sup>, balcony 3 m<sup>2</sup>, cellar 4.5 m<sup>2</sup>, attic storage unit 7.5 m<sup>2</sup>.

Total usable area 114 m<sup>2</sup>.



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