



## Apartment Three-bedroom (4+kk)

€ 3 800 | CZK 96 102

241.54 m<sup>2</sup>, Bratislava I, Bratislava





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|                  |                    |
|------------------|--------------------|
| Total area       | 316 m <sup>2</sup> |
| Floor area*      | 242 m <sup>2</sup> |
| Terrace          | 74 m <sup>2</sup>  |
| Parking          | 200 EUR            |
| Garage           | Yes                |
| Cellar           | -                  |
| Service price    | EUR 500 utilities  |
| PENB             | G                  |
| Reference number | 102470             |
| Available from   | Immediately        |

\* 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 pleasant newly furnished three-bedroom apartment for rent with its own elevator is spread out over three floors of the tastefully renovated Motešických Palace, whose history dates back to 1840, when it was built by the prominent Motešický noble family.**

The layout of the apartment consists of a ground floor with an entrance hall, two bedrooms, a bathroom with a toilet, a utility room, and a master bedroom with an open en-suite bathroom with a **solitary bath**, shower cubicle, and toilet. On the first floor is a hall with a dining table, a separate toilet, a living room, and a kitchen, and on the second floor a winter garden with access to a terrace with seating, a **Jacuzzi**, and a **home gym**. The apartment's **own elevator** and staircase allow access to the upper floors.

Facilities include laminate floors, wooden **Euro windows**, its **own gas boiler**, and a fully equipped kitchen. The building has its own **24/7 reception** and a pleasant inner courtyard full of greenery with a **relaxing garden**. The entrance to the building is via an electronic card system. The camera system and security guard ensure **perfect security**.

A prestigious location on Laurinská and Gorkého streets right in the **center of Old Town**, close to the Danube embankment, Hviezdoslav Square, and the historic SND building, with complete urban amenities within easy reach, as are public transport stops and **connections to the city's main roads**.

It is possible to rent a parking space in the building's basement.