



## Apartment Two-bedroom (3+kk)

€ 620 000 | CZK 15 679 800

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





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Total area	153 m <sup>2</sup>
Floor area*	146 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	103225

\* 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 unique and generously apportioned two-bedroom apartment with a balcony and a double garage is situated in Old Town directly on Castle Hill, offering views of a historic wall and a park.**

The layout of the apartment consists of an entrance hall with a **walk-in wardrobe**, a separate toilet with a sink, a living room with access to the **loggia** overlooking a **quiet courtyard**, a kitchen with a dining area, a hallway leading to the night area with **built-in wardrobes**, a bedroom facing the quiet courtyard, a second bedroom with a **balcony** with views of **Slavin** and the Old Town panorama, and a bathroom with a shower, solitary bathtub, bidet, and **Finnish sauna**.

The apartment is equipped with **wooden floors**, underfloor heating with its own thermostat in each room, a **granite kitchen worktop**, backsplash, and tiles, aluminum windows, security doors, an alarm system, a **fireplace** in the living room, **Miele** kitchen appliances, and a kitchen equipped with two refrigerators and two freezers.

The location of the apartment on a historic street in the city center offers all the advantages of living in this **quiet area below the Castle**. Public transport stops are right by the building. The neighborhood is home to a full range of services, and within walking distance there are kindergartens, schools, a university, shops, cafes, restaurants, theaters, and medical facilities. Active and passive relaxation opportunities, as well as a place for quiet walks in the **historic part of Bratislava**.

There is a possibility to **buy a double garage** in the basement of the building.