

## Apartment Two-bedroom (3+kk)

## € 620 000 I CZK 15 574 400

146 m², Bratislava I, Staré Mesto, Zámocká















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Total area	153 m²
Floor area*	146 m²
Balcony	2 m²
Loggia	6 m²
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 Slavín 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.