



## Apartment One-bedroom (2+kk)

Ask for price

67.9 m<sup>2</sup>, Bratislava I, Staré Mesto, K lomu





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Total area	107 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Front garden	67 m <sup>2</sup>
Parking	25 000 EUR
Garage	Yes
Cellar	-
PENB	G
Reference number	104089

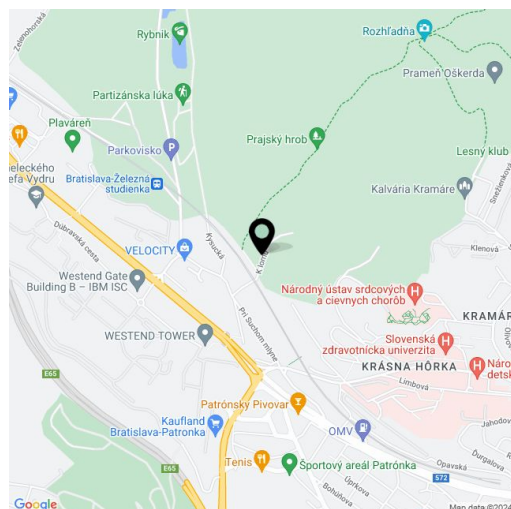
This one-bedroom apartment with a spacious terrace and its own front garden is on the 1st floor of a building approved in 2007, in a lucrative location by the Železná studnička forest park.

The layout consists of an entrance hall, a living room with a kitchen and dining area, a bedroom with a **walk-in closet**, a bathroom with a bathtub, a separate toilet, an **impressive 38.6 sq. m. terrace**, and a 67 sq. m. **front garden**.

The apartment has **wooden floors**, **wooden interior**, plastic windows with plastic exterior blinds and nets. There is also a fully fitted **Livansa** kitchen with built-in **Bosch** appliances (dishwasher, oven, hob, microwave, fridge with a freezer) and an extractor hood, a built-in wardrobe in the hallway, and an equipped bathroom (**Bonami** furniture, **washing machine**, and **dryer**).

The apartment building has a **green atrium** and **common plot**. The apartment comes with a **garage parking space** that costs EUR 25,000.

The location offers a unique blend of two worlds—**urban living with quick access to the center of Bratislava and quiet country life**. A major **business zone** is emerging nearby. A major advantage of living here is the proximity of the peaceful **Železná studnička forest park** with its pleasant spots for relaxation and sports activities.



\* 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.