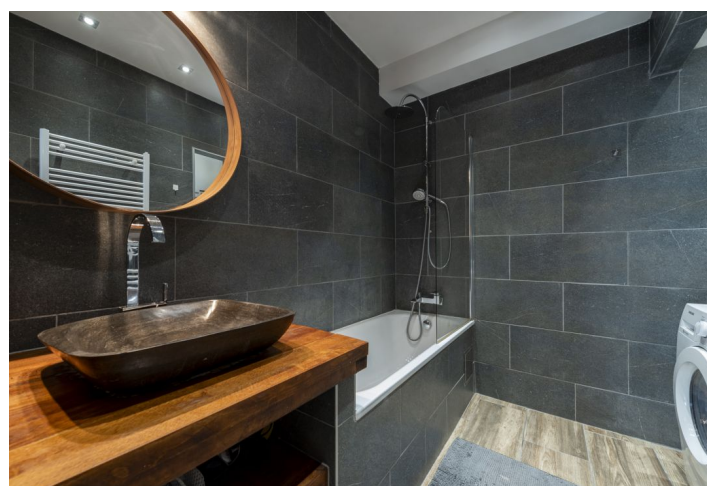




## Apartment Two-bedroom (3+kk)

€ 585 000 | CZK 14 794 650

133 m<sup>2</sup>, Bratislava I, Staré Mesto, Legionárska





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Total area	151 m <sup>2</sup>
Floor area*	133 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104307

**Stylish and light-filled 2-bedroom duplex for sale with a terrace boasting a convenient location on the border of Old Town with complete amenities within walking distance.**

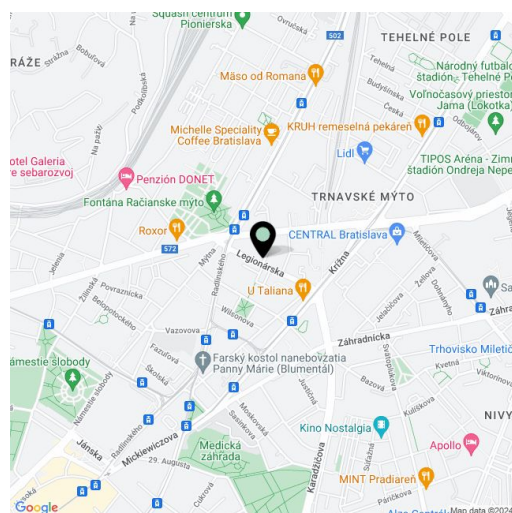
The layout of the large apartment consists of a spacious entrance hall with a bathroom with a bathtub and toilet, a spacious living room with a kitchen, and a children's room. The living room opens directly onto a **terrace with privacy**, greenery, and **views of the city**. A tasteful interior staircase leads to the second floor to a relaxation area with an open gallery with a smaller room, a bedroom with an en-suite toilet, and a small walk-in closet. On this floor, the layout can be extended by one more room.

Facilities include wooden floors, a tiled bathroom, wool carpets, **air-conditioning**, a fully fitted kitchen, and designer furniture. Potted plants and a seating area enhance the terrace. The apartment also has a **private elevator available** for a limited number of residents.

The apartment's location on the border of the city center offers all the advantages of urban living with full services. Within walking distance, there are kindergartens, schools, universities, shops, cafes, restaurants, theaters, and medical facilities. The location provides opportunities for active and passive recreation. It is close to Račianske Mýto with a park ideal for quiet walks. Public transport stops are just a stone's throw away, and the access road to the highway can be reached in 5 minutes by car.

Interior 133 m<sup>2</sup>, terrace 18 m<sup>2</sup>.

Property price EUR 585,000.



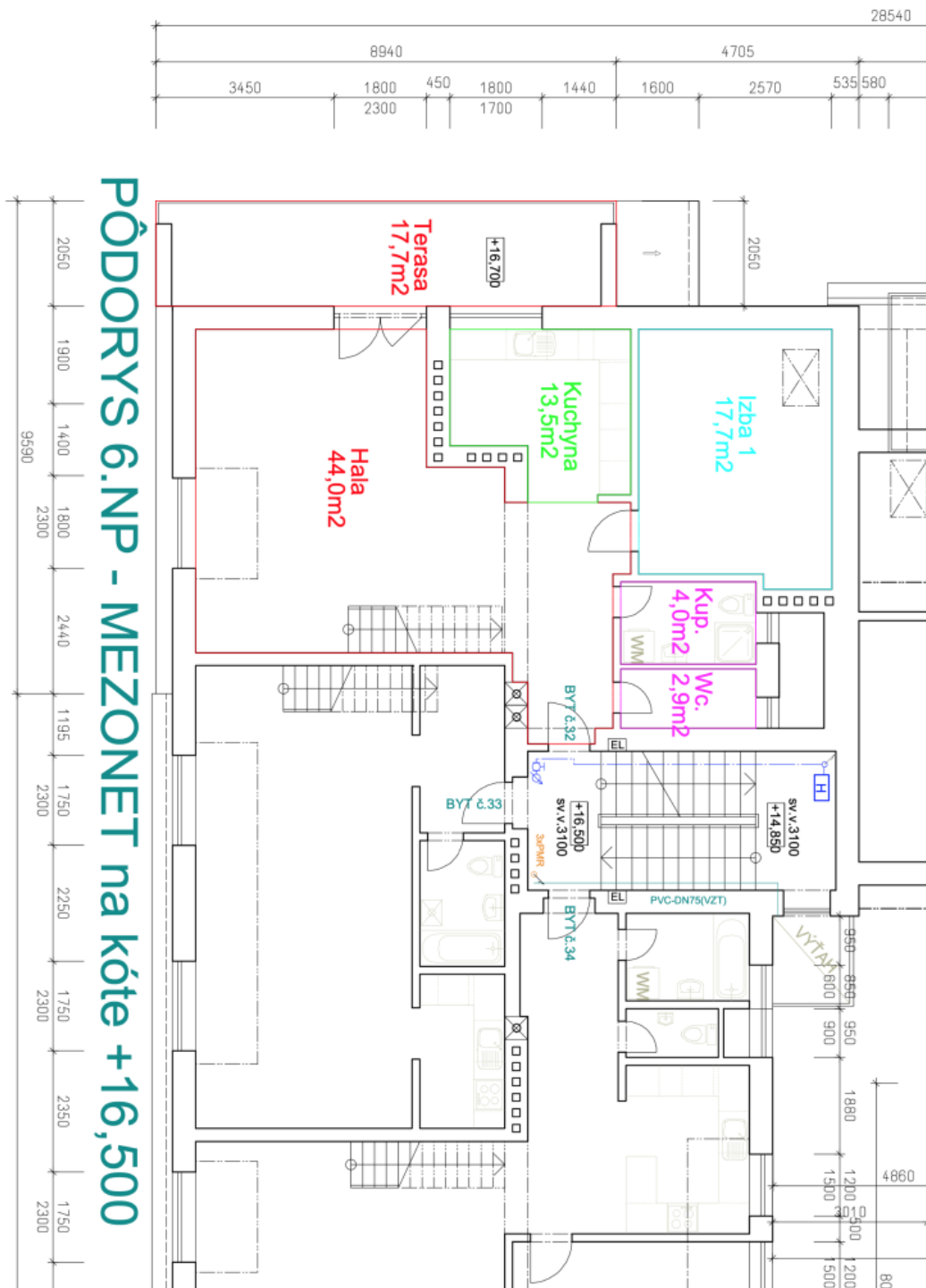
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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