



## Apartment One-bedroom (2+kk)

Rented

56 m<sup>2</sup>, Bratislava I, Staré Mesto, K Železnej studienke





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Total area	75 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	100 - 100 EUR
Cellar	5 m <sup>2</sup>
Service price	250 EUR
PENB	A
Reference number	105387
Available from	Immediately

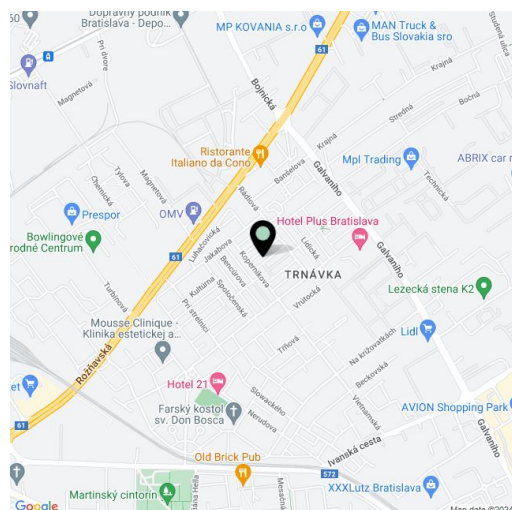
**Sunny designer one bedroom apartment with balcony, elevator and parking space in the garage is part of a new building in a quiet residential part of the Old Town. The location near the Železná studnička forest park offers close connection with nature and excellent access to the city center or connection to the main urban artery.**

The entrance hall has a practical built-in wardrobe. The living room connected to the fully furnished kitchen allows direct access to the spacious balcony. The bedroom, also rich in natural light, has a custom-made storage space and access to the spacious balcony. The apartment also features a separate guest toilet with sink and a large walk-in closet. A bonus of living is the pleasant view of the forest.

The high standard of the apartment includes fire safety doors, underfloor heating, cooling, LED ceiling lights, video door, aluminum windows with triple glazing, external aluminum blinds, or epoxy floors. Quality furniture from BoConcept and Ethnicraft, Samsung QLED TV, Bosch appliances including induction cooktop, oven, dishwasher and washing machine. Technistone stone kitchen worktops, Hansgrohe taps and Duravit sanitaryware.

The apartment has a ventilated, brick cellar of 5m<sup>2</sup> and a parking space in the garage of the house. Residents have at their disposal a common garden with a gazebo.

The location near the Iron Well offers a large number of sports activities but also relaxation. Very popular is Partizánska lúka, which offers the opportunity to play football, basketball, volleyball, table tennis or relaxing pétanque. Public transport stops and a quick connection to Bratislava Patrónka ensure good transport accessibility to the city or adjacent city districts. Shopping centres, health centres, public and private educational facilities and other necessary amenities are all within a few minutes' drive.



\* 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.