



## Apartment One-bedroom (2+kk)

Rented

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





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Total area	76 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	100 - 100 EUR
Cellar	5 m <sup>2</sup>
Service price	250 EUR
PENB	A
Reference number	105400
Available from	Immediately

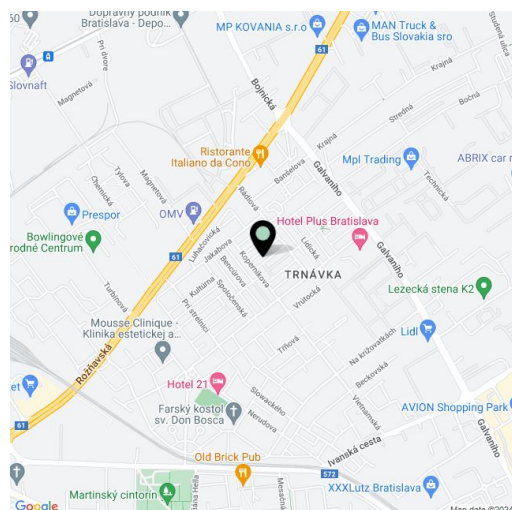
**Sunny designer one bedroom apartment with spacious terrace, elevator and parking space in the garage is part of a new building in a quiet residential part of the Old Town. The location close to the Železná studnička forest park offers a close connection with nature and excellent access to the city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

The entrance hall has a practical built-in wardrobe. The luminous living room connected to the fully furnished kitchen allows direct access to the terrace. The bedroom has a built-in wardrobe or en suite bathroom with toilet and shower. The apartment also features a separate guest toilet with sink in the hallway. The orientation of the apartment is to the green inner courtyard.

The high standard of the apartment includes a fire safety door, video door opener, underfloor heating, underfloor cooling, LED light fittings, aluminium windows with triple glazing, external electric aluminium blinds, or epoxy flooring. Quality furniture from BoConcept and Ethnicraft, Samsung QLED TV, Bosh kitchen appliances including induction cooktop, oven, dishwasher and washing machine. Technistone stone kitchen worktops, Hansgrohe taps and Duravit sanitaryware.

The apartment comes with 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 establishments and other necessary amenities are accessible within a few minutes by car.



\* 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.