



## Apartment Two-bedroom (3+kk)

€ 557 913 | CZK 14 045 460

102.46 m<sup>2</sup>, Bratislava I, Staré Mesto





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|                  |                     |
|------------------|---------------------|
| Total area       | 122 m <sup>2</sup>  |
| Floor area*      | 102 m <sup>2</sup>  |
| Terrace          | 20 m <sup>2</sup>   |
| Parking          | 25 000 - 35 000 EUR |
| Garage           | Yes                 |
| Cellar           | -                   |
| PENB             | A                   |
| Reference number | 105432              |

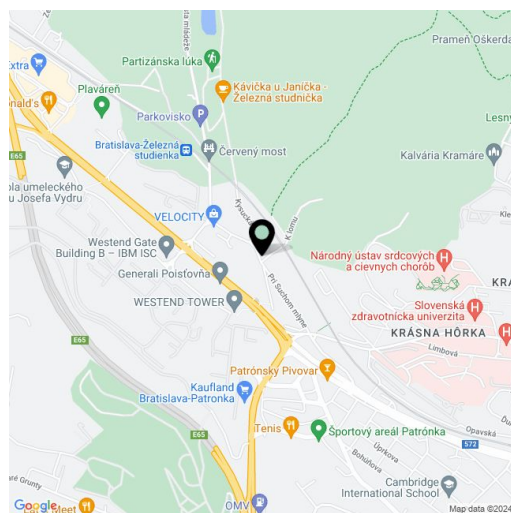
This two-bedroom apartment for sale with a terrace and wardrobe, located on the 4th floor of the prestigious residential project in Bratislava's Old Town. An optimal combination combining the proximity of recreation and leisure in Železná studnička with a timeless architecture, modern elements, and excellent accessibility to the city center.

The layout of the apartment consists of a living room with a kitchenette and access to the balcony, two bedrooms, wardrobes, a bathroom, and a separate toilet.

The price includes a furnished interior which includes complete bathroom sanitary ware, wooden parquet floors, lacquered matt interior doors, and wallpaper.

Comfortable living is enhanced by benefits such the gated nature of the complex, parking in an underground garage, an elevator, a private garden with greenery and benches, and its own common boiler room.

The unique location of the residential project offers, in addition to a forest park, various shopping opportunities, kindergartens and children's leisure centers, a hospital, and a business center. The Železná Studienka Forest Park is literally around the corner and Mountain Park is also nearby. The project is located right next to a public transport stop, which ensures direct access to the city center, approximately 10 minutes away. It is also by a bike path and a hiking trail.



\* 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.