



## Apartment Three-bedroom (4+kk)

€ 1 437 790 | CZK 36 311 386

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





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Total area	395 m <sup>2</sup>
Floor area*	195 m <sup>2</sup>
Terrace	201 m <sup>2</sup>
Parking	25 000 - 35 000 EUR
Garage	Yes
Cellar	-
PENB	A
Reference number	105440

This three-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 terrace, 3 bedrooms, wardrobes, 2 bathrooms, 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.