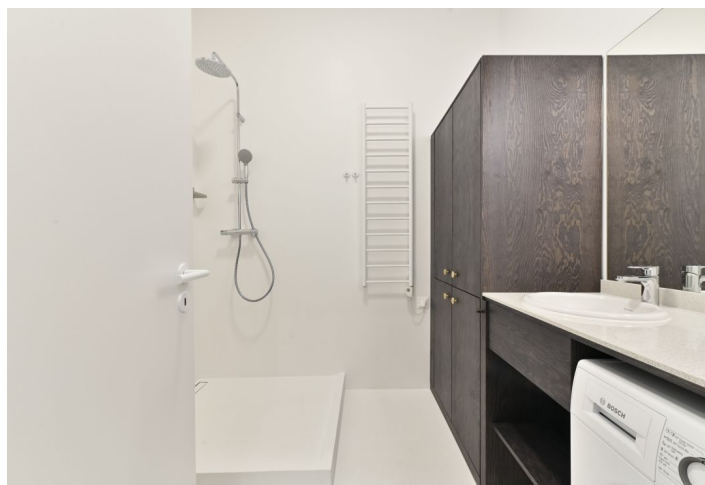
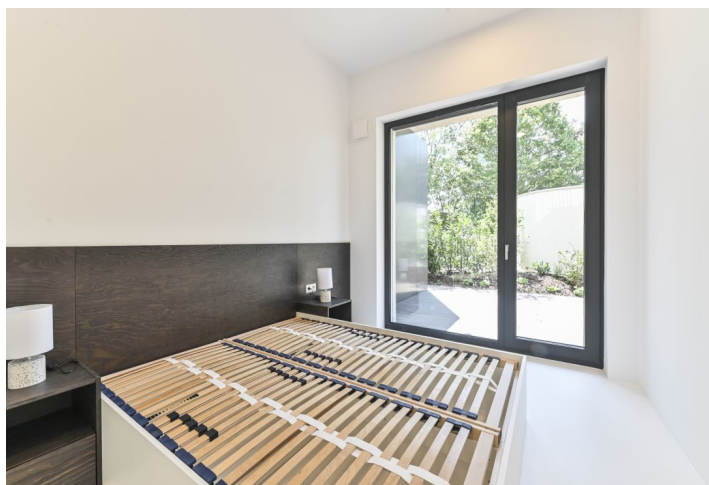




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

**Rented**55.13 m<sup>2</sup>, Bratislava I, Staré Mesto, K Železnej studienke

Total area	87 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Terrace	27 m <sup>2</sup>
Parking	100 - 100 EUR
Cellar	5 m <sup>2</sup>
Service price	EUR 250
PENB	A
Reference number	105718
Available from	Immediately

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

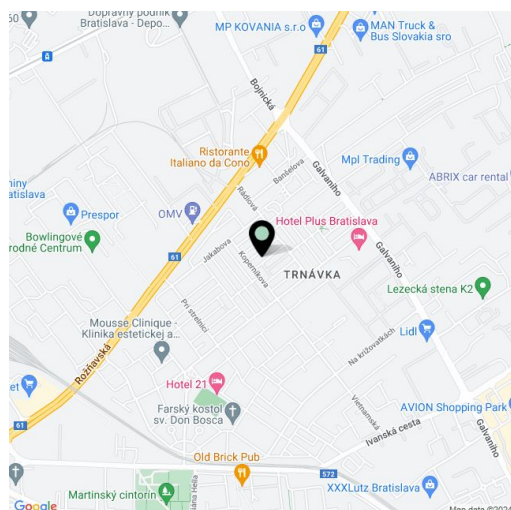
The entrance hall has a practical built-in wardrobe. The well-lit living room connected to the fully equipped kitchen has direct access to the terrace. The apartment also has a bedroom with a built-in walk-in wardrobe and direct access to the terrace, and a bathroom with a walk-in shower, toilet, and washing machine. The apartment also has a separate guest toilet with a sink accessible from the hallway and a walk-in wardrobe.

The high-standard facilities includes an interior designed by an architectural studio, including custom-made furniture, fire safety doors, a video doorman, underfloor heating, underfloor cooling, recovery, a fiber-optic Internet connection, LED lights, full aluminum windows with triple glazing, exterior electric aluminum blinds, sliding sunlamps on the terrace, or polyurethane poured STO floors. Furniture by the BoConcept and Ethnicraft quality brands, Samsung QLED TV, Bosch kitchen appliances including an induction hob, fridge-freezer, oven, dishwasher, and washing machine. Technistone kitchen worktops, Hansgrohe taps, and Duravit sanitaryware.

The apartment comes with a ventilated 5 m<sup>2</sup> brick cellar and a parking space in the building's garage. Residents can use the common garden with a gazebo.

The location near the Iron Well offers a large number of sports and relaxation activities. The Partizánska Lúka Park, which offers the opportunity to play football, basketball, volleyball, table tennis, or relaxing pétanque, is a popular destination. Public transport stops and quick connections to Bratislava Patrónka ensure good transport accessibility to the city or adjacent municipal districts. Shopping centers, health centers, public and private educational establishments, and other necessary amenities are accessible within a few minutes by car.

Monthly rent EUR 950 + EUR 250 deposit for utilities and services + EUR 100 parking space in the building's garage.



\* 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.