



## Apartment One-bedroom (2+kk)

Rented

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





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Total area	69 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	100 - 100 EUR
Cellar	5 m <sup>2</sup>
Service price	EUR 250
PENB	A
Reference number	105719
Available from	Immediately

This sunny designer one-bedroom apartment with a balcony, an elevator, and a parking space in the garage is part of a new building designed by a renowned architect in a quiet residential part of Old Town. The location near the Železná studnička forest park offers proximity to nature and excellent accessibility to the city center or connections to the main city artery.

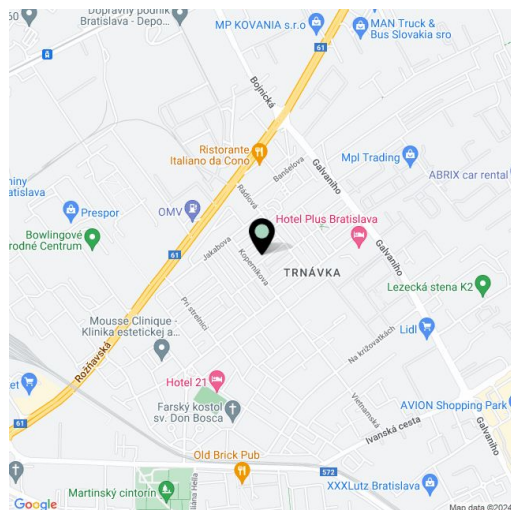
The entrance hall has a practical walk-in wardrobe. The layout also consists of a bright living room with access to the balcony, a fully equipped kitchen with a central island, a dining room, and a French window, a bedroom with a built-in wardrobe, and a bathroom with a shower and toilet.

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 900 + EUR parking space + EUR 80 deposit for utilities and services.



\* 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.