



## Apartment One-bedroom (2+kk)

€ 726 984 | CZK 18 385 425

91.86 m<sup>2</sup>, Bratislava I, Bratislava





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|                  |                     |
|------------------|---------------------|
| Total area       | 108 m <sup>2</sup>  |
| Floor area*      | 92 m <sup>2</sup>   |
| Balcony          | 16 m <sup>2</sup>   |
| Parking          | 84 000 - 84 000 EUR |
| Garage           | Yes                 |
| Cellar           | -                   |
| PENB             | A                   |
| Reference number | 106064              |

\* 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.

The spacious 1-bedroom apartment with a balcony, private parking in the garage, and superior amenities will be part of a renovated apartment complex in the very heart of Old Town. The lucrative address, great accessibility, or generous layout of the apartment provides premium quality comfort that will satisfy even the most demanding clientele.

The proposed layout consists of a spacious entrance hall with a large window that lets in plenty of daylight, a living room connected to the kitchen, a bedroom with a **wardrobe**, and a separate bathroom with a bathtub, bidet, and toilet. Both rooms have access to the **balcony**. The unit faces the courtyard.

The apartment will be finished to a standard that includes **wooden 6-pane windows** with fittings in a **historic design**, **wooden parquet floors**, **underfloor heating**, **ceiling cooling**, heat pumps, a **thermostat** in every room, high quality **Gres** tiles, reverse interior doors, premium quality sanitary ware, a **Hometouch smart home system**, and a security system. **Parking** will be available in the **garage** in its own access tunnel and elevator. There will be a choice of several options for the apartments in the residential complex, with different layouts or orientations. The planned completion date is **March 2027**.

This attractive address in the historic part of Bratislava provides complete amenities within walking distance, as well as first-class restaurants and a wide range of options for cultural and leisure activities. Near the apartment building is the Slovak National Theater, Slovak Philharmonic, National Gallery, the promenade on the Danube embankment, or bike paths. The main traffic arteries of the capital are a few minutes away by car.



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