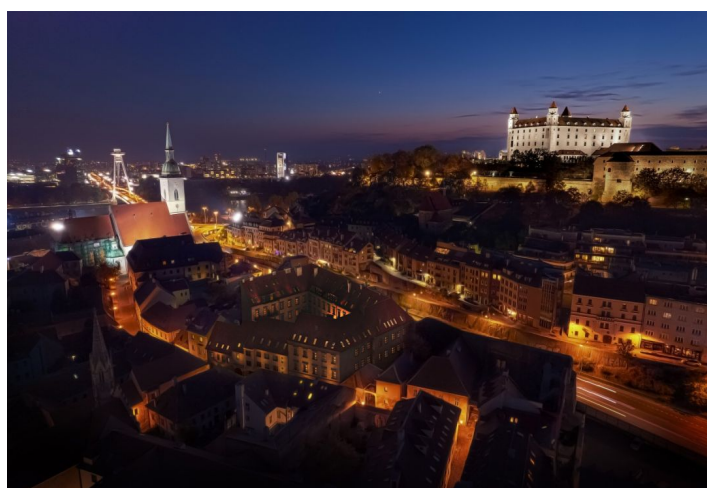




## Apartment Two-bedroom (3+kk)

€ 732 732 | CZK 18 296 318

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





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Total area	85 m <sup>2</sup>
Parking	84 000 - 84 000 EUR
Garage	Yes
Cellar	-
PENB	A
Reference number	106077

\* 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.

**This sunny 2-bedroom apartment with 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 an entrance hall, an airy living room connected to the kitchen and dining area with **plenty of daylight**, two bedrooms, a generous bathroom with a bathtub, bidet, and toilet, and a separate guest toilet by the entrance. The unit faces the inner and outer courtyards.

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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Zariadenia zobrazené na obrázku sú schématické a slúžia len na ilustratívne účely. Tieto výkresy sú nezáväznou kopiou projekčovej dokumentácie. Konštrukčné riešenie a ďalší príspevok môžu byť ešte upravené. Platí popis budovy a zariadenia. Uvedené rozmery nie sú konečné. Stav projektu: jún 2023

