



Apartment Two-bedroom (3+1)

€ 769 000 | CZK 19 351 885

130 m², Bratislava I, Old Town, Zochova





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Total area	130 m ²
Parking	40 000 - 40 000 EUR
Garage	Yes
Cellar	Yes
PENB	G
Reference number	106396

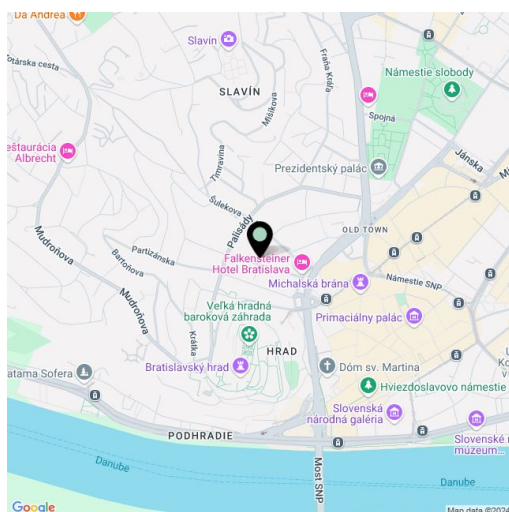
Superior 2.5 bedroom apartment located on the 3rd floor of a boutique residential project with views of Bratislava Castle. This attractive and sought-after location near the former Pálffy gardens epitomizes the concept of luxury living in the historic center of the city with greenery, privacy, and at the same time social enjoyment within easy reach.

The layout of the apartment consists of a nicely bright and airy day zone facing the street: a living room connected to the kitchen and dining room. In the night zone is a master bedroom with a spacious wardrobe accessible from both sides, a bathroom with large-format marble tiles, a bathtub, a shower, a toilet, and another bedroom **facing the quiet inner courtyard**. There is also an entrance hall with a guest toilet and spaces for adding built-in wardrobes.

The apartment has aluminum windows with triple glazing and electric blinds. Marble tiles and **Villeroy & Boch** sanitary in the bathroom. Facilities include ceiling cooling and **underfloor heating**.

The apartment building has a generous **foyer with a reception** and common areas. Residents can use the 2 courtyards with an atrium and a **private garden**. A parking space in the garage and a cellar are also available at an additional fee.

The property offers a unique combination of urban living with the comfort of a quiet and peaceful environment. The apartment provides a maximum sense of privacy and at the same time is only a 10-minute walk from the historic center of the city. This extremely popular and sought-after location ensures good transport connections, either by car or public transport. Grocery stores, restaurants, and cafes are all nearby.



* 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.