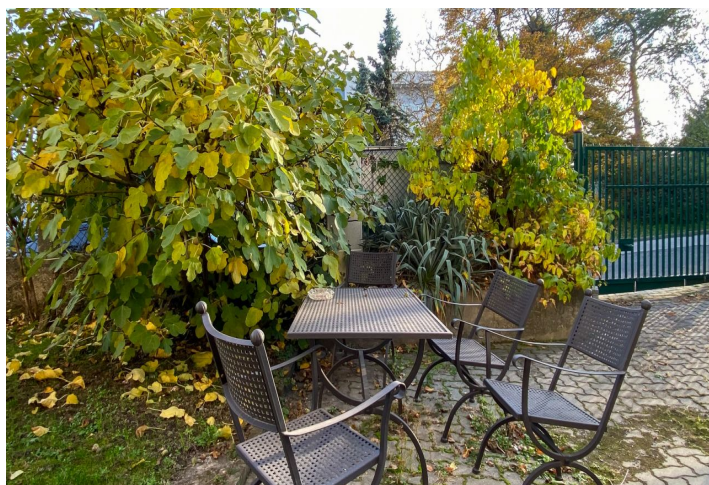
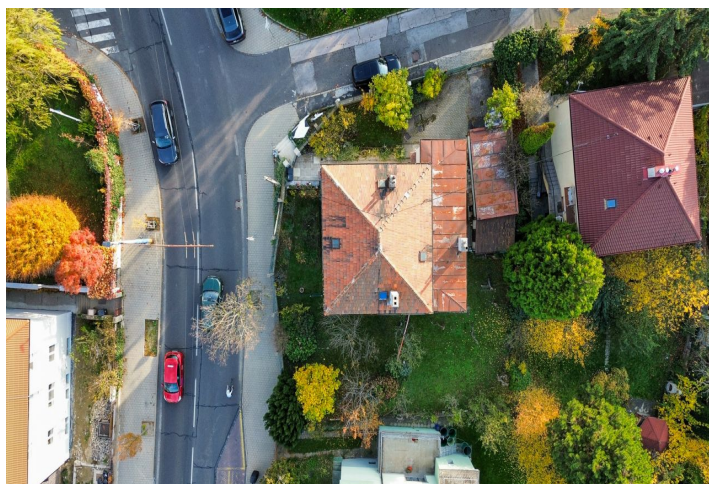




## House Six-bedroom (7+1)

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

Ask for price





## House Six-bedroom (7+1)

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

Ask for price

Total area	274 m <sup>2</sup>
Plot	568 m <sup>2</sup>
Foot print	124 m <sup>2</sup>
Floor area	250 m <sup>2</sup>
Parking	Yes
Garage	24 m <sup>2</sup>
Cellar	Yes
PENB	C
Reference number	106655

**This 1930s two-story house with a cellar is located on a flat corner plot on Castle Hill and offers a prestigious Bratislava address, yet quiet living above the city. The property has been partially modernized and is suitable for renovation or redevelopment. It has a fenced plot with garden close to embassies, green areas, Bratislava Castle, and the city center.**

The house consists of two floors, a basement, and a gable roof, under which a living attic can be created. The house is used as a multifamily property - it has **2 residential units with separate entrances** from the entrance hall on the ground floor.

1.PP - cellar

1.NP - foyer with a staircase, hallway, 3x room, storage room, pantry, kitchen, bathroom, and separate toilet

2.NP - staircase, foyer with a hallway, 3x room, kitchen, pantry, bathroom with a toilet, staircase to attic

According to the UPI it is possible to build a small residential development on the plot.

This family house was built in 1927, comprehensively renovated in 1968, and modernized in 2019. The house has plastic windows and a gas boiler on each floor. The adjacent **garden (434 m<sup>2</sup>)** has mature trees and panoramic views of Bratislava. The property has a good potential to attract a discerning client, and can be used as a family residence or a **elegant company headquarters**. Parking for 2-3 cars in the **garage** and also on the property.

The location above Bratislava Castle and next to Pri hradnej studni Street provides unique accessibility to the city center, the Castle, and **Mountain Park**. The property at this address guarantees a quiet, refined environment with a touch of prestige.

Usable area 274 m<sup>2</sup>, plot 568 m<sup>2</sup>



# House Six-bedroom (7+1)

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

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