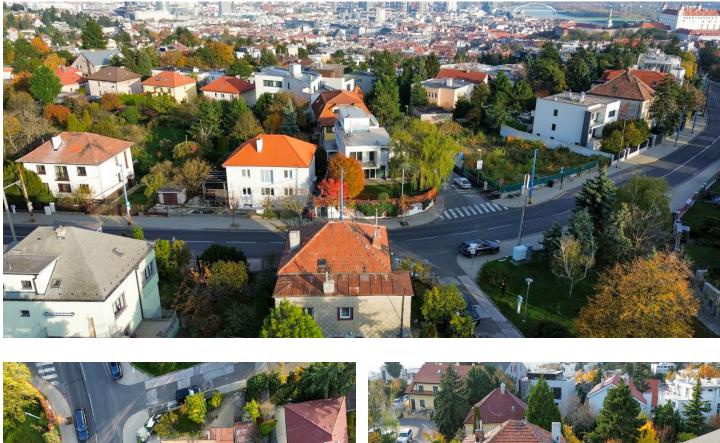
# svoboda@williams | CHRISTIE'S



House Six-bedroom (7+1)

274 m², Bratislava I, Old Town

### Ask for price











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 02. 2025, 18:52

## svoboda Gwilliams | CHRISTIE'S



## House Six-bedroom (7+1)

274 m², Bratislava I, Old Town

Total area	274 m²
Plot	568 m²
Foot print	124 m²
Floor area	250 m²
Parking	Yes
Garage	24 m²
Cellar	Yes
PENB	С
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 m², plot 568 m²  $\,$ 

Ask for price

Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 **Brno** +420 543 250 711 +420 724 551 238

Bratislava +421 948 939 938 **PDF created** 23. 02. 2025, 18:52

#### svoboda@williams | CHRISTIE'S



# House Six-bedroom (7+1)

274 m², Bratislava I, Old Town

izba izba 1.NP - prízemie 11850 .PP - pivnica chodba izba izba chodba predsieň 3550 kuchyňa 9700 2550 ł izba izba 2.NP - 2.posch. 11850 kúpeľňa chodba izba spajza schodisko 3550 predsieň kuchyňa 9700 2550

Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 02. 2025, 18:52