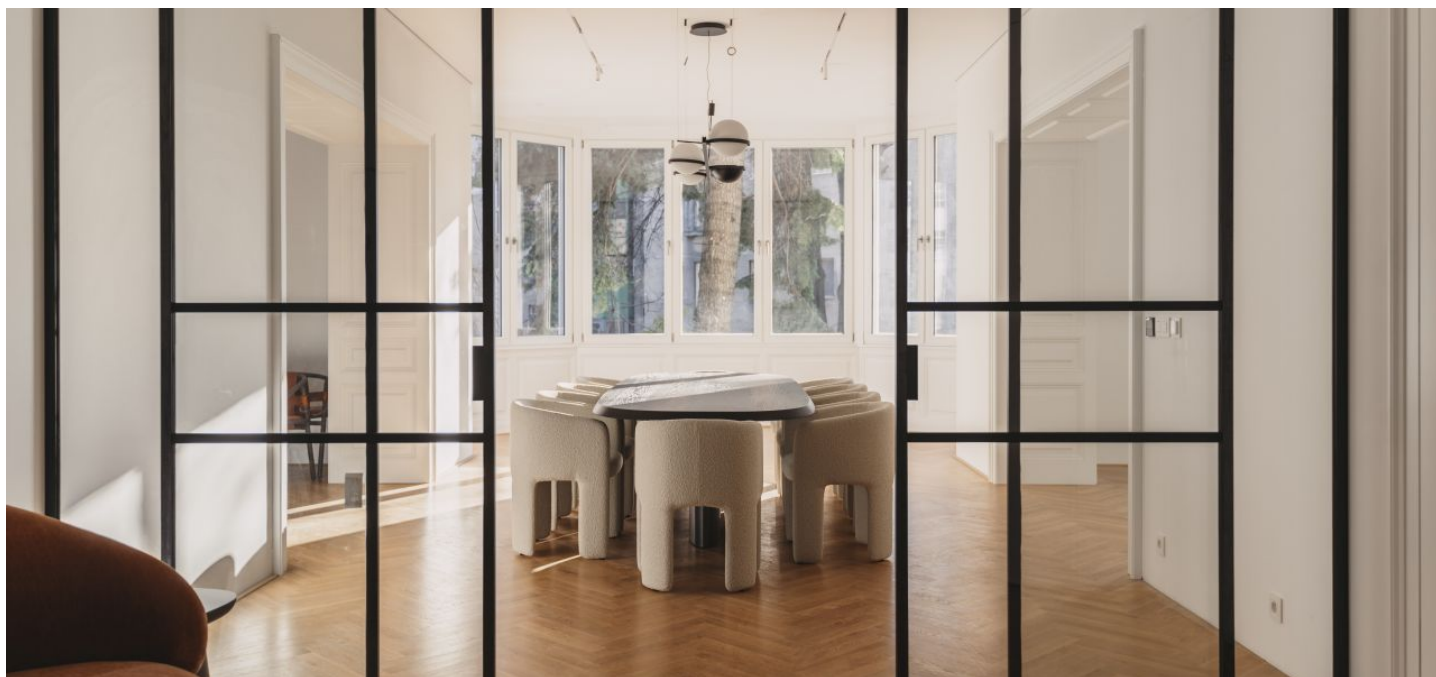




## Apartment Four-bedroom (5+kk)

€ 6 300 | CZK 158 949

259 m<sup>2</sup>, Bratislava I, Old Town





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Total area	269 m <sup>2</sup>
Floor area*	259 m <sup>2</sup>
Parking	240 - 288 EUR
Garage	Yes
Cellar	10 m <sup>2</sup>
Service price	€460
PENB	A
Reference number	107073
Available from	Immediately

\* 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 sophisticated 4-bedroom apartment with modern technologies and superior materials guarantees the highest comfort of living. The apartment is located on 2nd floor of a newly and sensitively renovated apartment complex with an elevator in the very heart of Bratislava's Old Town. A lucrative address, premium amenities, great accessibility, and the generous layout of the apartment ensure truly luxurious urban living. Close to embassies, the Slavin monument, and full civic amenities.

The apartment is entered via a generous entrance hall connected to the living room, dining room, and kitchen, flooded with daylight. There are also four bedrooms, **2 walk-in wardrobes**, 2 bathrooms (one with a bathtub and the other with shower). The entrance hallway has ample storage, a walk-in closet, a guest toilet, and a laundry room with a utility room.

The high standard of the apartment includes **parquet** floors in a herringbone pattern, wood-aluminium windows with triple glazing, Hormann interior doors, **Villeroy & Boch** sanitary ware, bathroom tiles in **granite** and **marble**, exterior shading on the windows with Hounter Douglas electric control, hybrid **cooling** and heating, as well as a **smart home control system**. The apartment has a **cellar** (10 m<sup>2</sup>). A quiet private park, with regularly maintained greenery with flower beds and trees, adds to the uniqueness of the project.

**Parking spaces** are available in the basement of the building. Price for one parking space from EUR 200 + VAT.



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