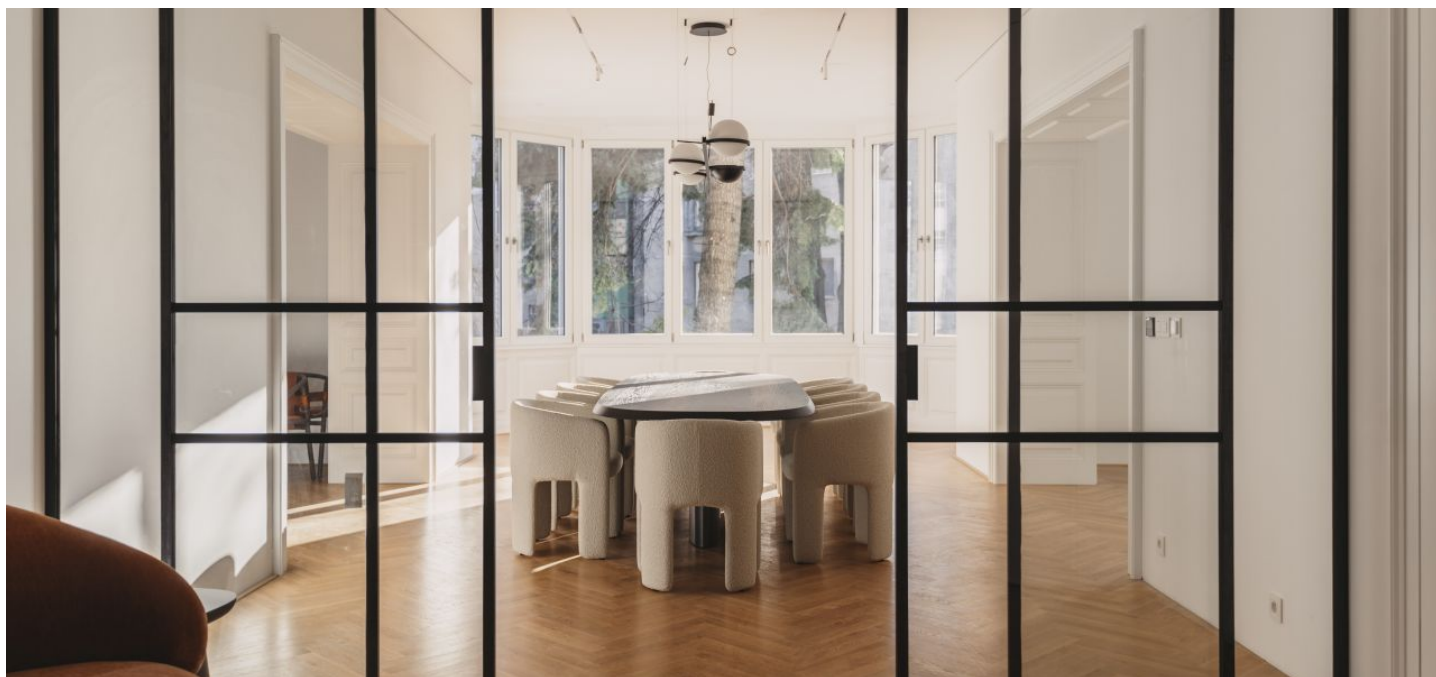




## Apartment Four-bedroom (5+kk)

€ 5 250 | CZK 132 143

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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