



## Apartment Two-bedroom (3+kk)

€ 773 990 | CZK 19 326 530

137.88 m<sup>2</sup>, Bratislava I, Staré Mesto, Paulínyho





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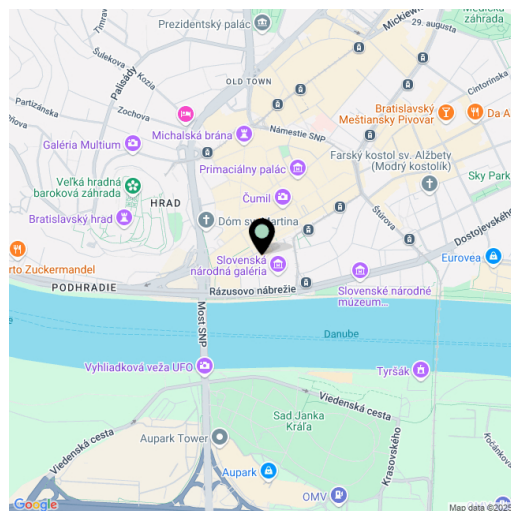
Total area	150 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Parking	-
Cellar	12 m <sup>2</sup>
PENB	G
Reference number	108440

**Exceptional Old Town two-bedroom apartment located right next to Hviezdoslav Square and the Carlton Hotel. The apartment has air-conditioning and a cellar, and is located on the third floor of an apartment building from 1928 with excellent transport accessibility and complete amenities in the immediate vicinity.**

The layout of the apartment begins with a hallway, which has an entrance to an extremely spacious living room with a kitchen and a door to a closet as well as a hidden door leading to a bathroom with a shower and toilet. The hallway further leads to two rooms, a laundry room, and a bathroom with a bathtub. The apartment has **high ceilings** and the clear height in the rooms is 3.4 m.

Facilities include entrance security doors and **rebateless** interior doors, large **wooden parquet floors**, and ceramic tiled floors. Windows are plastic with triple glazing and **electrically operated exterior blinds**. The kitchen has been made to measure with natural stone worktops and built-in appliances: electric oven, dishwasher, fridge-freezer, wine fridge, silgranite sink, ice maker, coffee machine, and extractor hood.

Located in the heart of Old Town in close proximity to the historic core of Bratislava - the Slovak National Theatre, the Slovak National Gallery, and the embankment of the Danube River. Nearby, there are restaurants, cafes, a health center, and a shopping mall. There are also several kindergartens, primary schools, secondary schools, and universities within easy reach. The availability of shops and services is within a 5-minute walk. The Most SNP public transport stop is also close-by.



\* 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.



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