



## Apartment Two-bedroom (3+kk)

€ 773 990 | CZK 19 276 221

137.88 m², Bratislava I, Staré Mesto, Paulínyho





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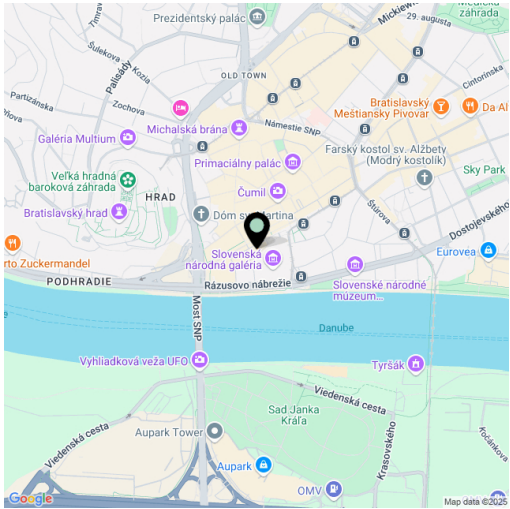
Total area	150 m²
Floor area*	138 m²
Parking	-
Cellar	12 m²
PENB	G
Reference number	108440

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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