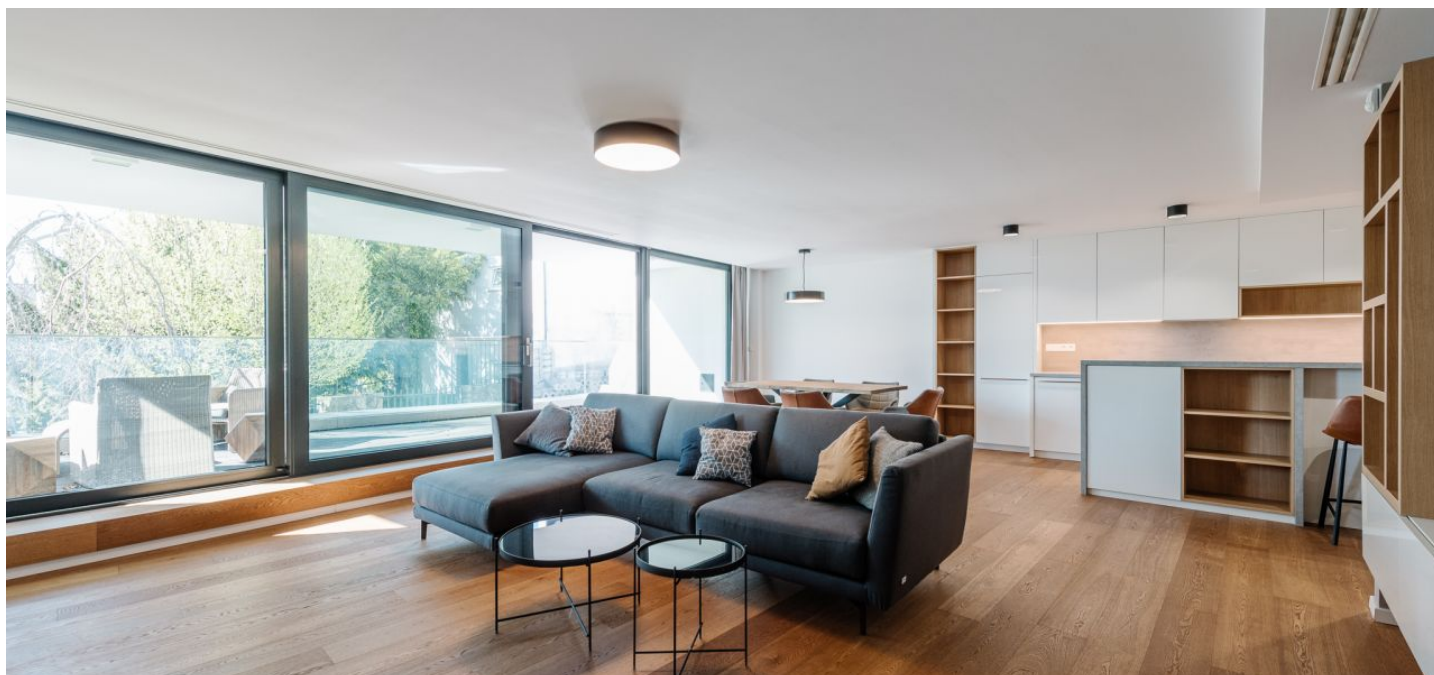




## Apartment Three-bedroom (4+kk)

€ 1 430 906 | CZK 36 244 849

174 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	326 m <sup>2</sup>
Floor area*	174 m <sup>2</sup>
Terrace	152 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	31979

\* 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 modern, spacious apartment with a garage parking space, a garden, a large terrace, and unobstructed views of greenery is located on the 2nd floor of an apartment building, which is part of the lucrative neighborhood of Slavín in Old Town.

The layout consists of a spacious entrance hall, bright living room with a kitchen, a dining area, and an entrance to a **terrace and a garden**, a master bedroom with a walk-in closet, 2 bedrooms with their own walk-in closets, 2 bathrooms (one with a shower and a toilet, second with a bath, a toilet and a bidet).

The standards include **large-format aluminum windows with exterior electric blinds, wooden floors, a ceiling air conditioning**, a fireproof safety entrance door, security equipment, designer wallpaper, Duravit, Geberit, and Hansgrohe sanitary ware, or a complete kitchen with high quality built-in appliances. Heating is by a gas boiler. The purchase price includes 1 garage parking space, a cellar (both comfortably accessible by elevator), and complete stylish interior equipment.

Live in a prestigious, quiet neighborhood of Bratislava with plenty of greenery, beautiful views, yet close to the city center, accessible by bus or on foot. There are several kindergartens and elementary schools nearby. **Mountain Park**, also close-by, is ideal place to walk amongst nature.

The condition of purchase of the apartment is the purchase of the adjacent apartment of 164 m<sup>2</sup> (interior 90 m<sup>2</sup>, terrace 70 m<sup>2</sup>, cellar 4 m<sup>2</sup>) for the price of 578 794 Eur, a total of both apartments for 2 009 700 Eur.

Interior 174 m<sup>2</sup>, terraces and garden 152 m<sup>2</sup>, cellar 4 m<sup>2</sup>.