



## Apartment One-bedroom (2+1)

Sold

81.34 m<sup>2</sup>, Bratislava I, Staré Mesto, Obchodná





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Total area	81 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	35942

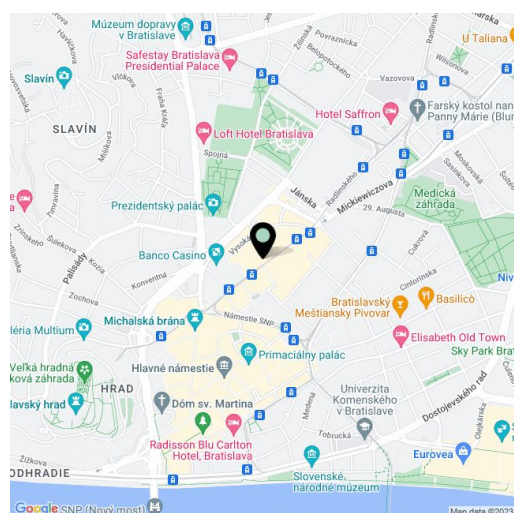
The largest one-bedroom apartment in the Schön Residence will offer new owners a 49 sq. m. living space that faces northwest, overlooking Obchodná Street with an interesting historic building across the street. Located on the 3rd floor, its open layout, French windows, and clear height of 3.5 meters ensures plenty of daylight. The building stands on Obchodná Street in a neighborhood with complete urban amenities that is close to the historic city center.

The practical and comfortable layout includes an entrance area, a living room, a dining room, a kitchen, a bedroom with a **dressing room**, and a spacious bathroom with a preparation for a bathtub, shower, washing machine, and toilet.

The standard of the apartment includes a video intercom, **underfloor heating**, a preparation for **air-conditioning**, a Sherlock security door, and **soundproof insulated windows**, which ensure maximum soundproofing.

The apartment is part of the architecturally significant multifunctional **Schön** building on Obchodná Street, which is currently being thoroughly reconstructed in order to preserve this original **Functionalist gem** from the first half of the 20th century. The **complete reconstruction** of the building includes the replacement of the roof, new plumbing and electrics, surface treatment of walls, exteriors, as well as the renovation of the building's entrance hall. The seven-story residence will retain its original multifunctionality: the first two floors will consist of commercial and office space, including a **grocery store** and a traditional **Italian restaurant**.

**Obchodná** is one of Old Town Bratislava's most important streets and has been that way since the 18th century. Throughout its length, it consists of buildings with commercial and office space, services, cafes and restaurants, which together create a **lively urban atmosphere**. There are public transport stops right by the building; the center is a five-minute walk away. The street was completely renovated in 2005-6 and the city is currently **revitalizing** it.

Interior 81 m<sup>2</sup>

\* 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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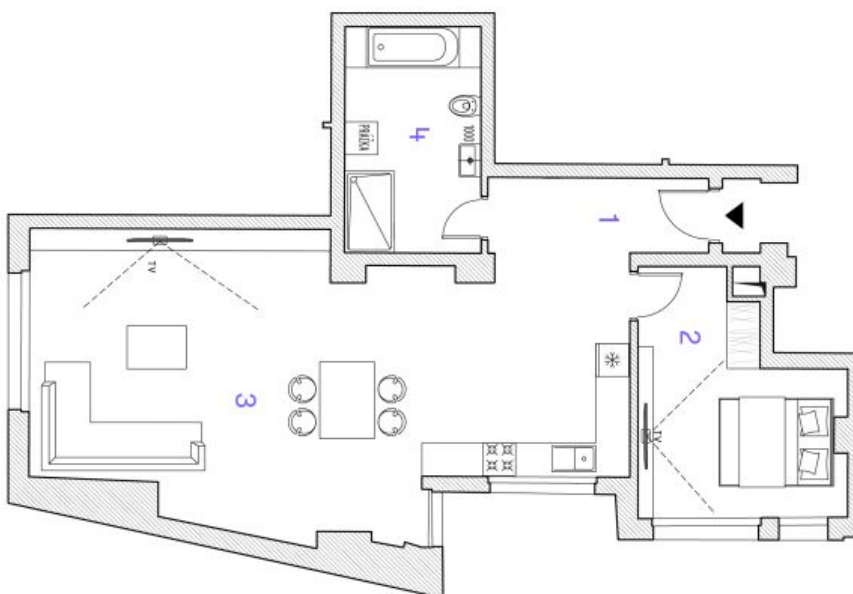


Schéma pôdorysu domu predstavuje dispozíciu riešenie bytu. Developer si vyhradzuje právo na zmenu a upresnenie bez predchádzajúceho upozornenia.

**Schön**  
REZIDENCIA

## 3. NP; 3.04 - 2 IZBOVÝ BYT

1	Chodba	7,86 m <sup>2</sup>
2	Izba	14,08 m <sup>2</sup>
3	Obytňý priestor	49,09 m <sup>2</sup>
4	Kúpeľňa	10,32 m <sup>2</sup>
užitková plocha bytu		81,34 m <sup>2</sup>

rezidencia-schon.sk

EXKLUZÍVNY PREDAJCA

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