



## Apartment Two-bedroom (3+kk)

Sold

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





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|                  |                                  |
|------------------|----------------------------------|
| Total area       | 86 m <sup>2</sup>                |
| Parking          | Parking in the garage EUR 24.000 |
| Garage           | Yes                              |
| Cellar           | Yes                              |
| PENB             | B                                |
| Reference number | 35943                            |

This bright two-bedroom apartment with two bathrooms on the 4th floor of the Schön Residence will offer new owners a 40 sq. m. living area that faces northwest toward Obchodná Street and an interesting historic building. Its open layout, large French windows, and clear ceiling height of 3.5 meters ensures plenty of daylight, and the apartment has retained its original practical layout from 1943. The building stands on Obchodná Street in a neighborhood with complete urban amenities that is close to the historic city center.

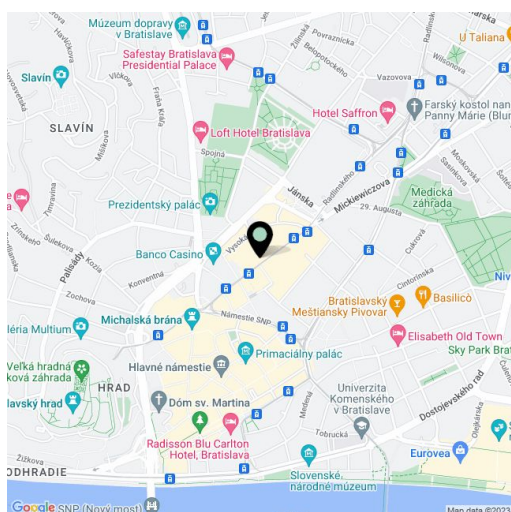
The practical and comfortable layout includes an entrance hall, a social zone with a living room, dining room, and kitchen, a bedroom with an **en-suite bathroom** facing Obchodná Street, a second bedroom with a **dressing room** facing the **courtyard**, and a separate spacious bathroom with a preparation for a bathtub, shower, washing machine, and toilet.

The apartment is flooded in daylight thanks to its practically designed layout and French windows and is equipped to a standard that includes a video entry phone, **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 85.57 m<sup>2</sup>. It is possible to purchase a garage parking space for EUR 24,000.



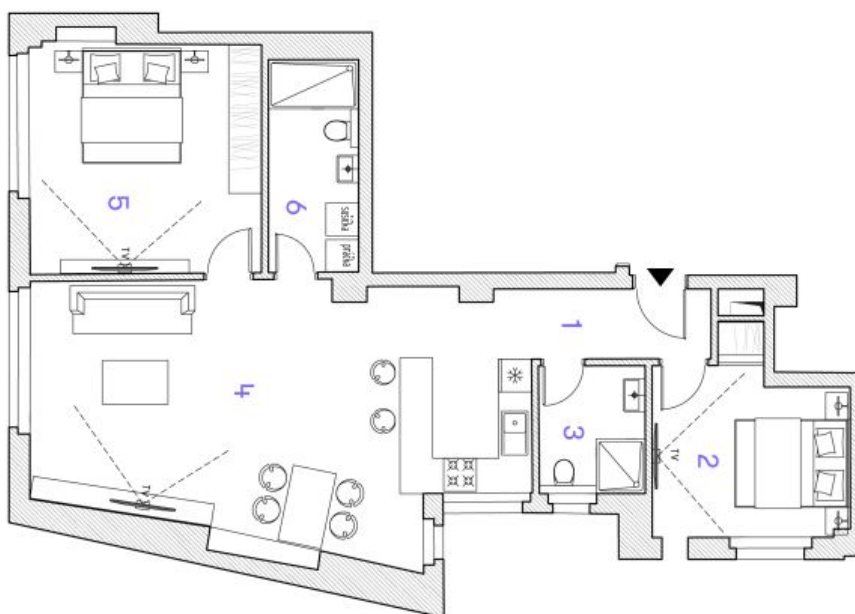
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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

**Schön**  
REZIDENCIA

### 4. NP; 4.03 - 3 IZBOVÝ BYT

|   |                     |                      |
|---|---------------------|----------------------|
| 1 | Chodba              | 4,21 m <sup>2</sup>  |
| 2 | Izba                | 11,39 m <sup>2</sup> |
| 3 | Kúpeľňa             | 4,55 m <sup>2</sup>  |
| 4 | Obývačka s kuchyňou | 40,87 m <sup>2</sup> |
| 5 | Izba                | 18,14 m <sup>2</sup> |
| 6 | Kúpeľňa             | 6,42 m <sup>2</sup>  |

užitková plocha bytu 85,57 m<sup>2</sup>

[rezidencia-schon.sk](http://rezidencia-schon.sk)

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