



## Apartment Two-bedroom (3+1)

Sold

151 m<sup>2</sup>, Bratislava I, Staré Mesto, Landererova





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Total area	164 m <sup>2</sup>
Floor area*	151 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	Garage parking space EUR 30.000/pc
Garage	Yes
Cellar	Yes
PENB	B
Reference number	36765

This premium, spacious two-bedroom apartment with designer elements is located on the 32nd floor of the Panorama Towers building in Old Town, offering panoramic views of Bratislava Castle, the Danube River, and the wider surroundings of Bratislava.

The mostly south-facing apartment is divided into a living room with access to the loggia, a fully equipped kitchen with German **Gaggenau** appliances and a **marble kitchen worktop**, and a master bedroom with a built-in wardrobe and an **en-suite bathroom** with a Hansgrohe **walk-in shower** connected to the bedroom by a **glass partition**. The second bedroom, which was created by connecting two smaller rooms, also has a built-in wardrobe and a bathroom with a bathtub and toilet. In the hallway is a cleverly hidden laundry/utility room, which was the idea of the architect. The apartment is sold fully furnished with quality designer by the French and Italian brands **Roche Babois** and **Natuzzi Italia**. The apartment comes with a cellar and **3 parking spaces in the garage** of the building. The apartment building's amenities include **24/7 reception** services as well as a **common room**.

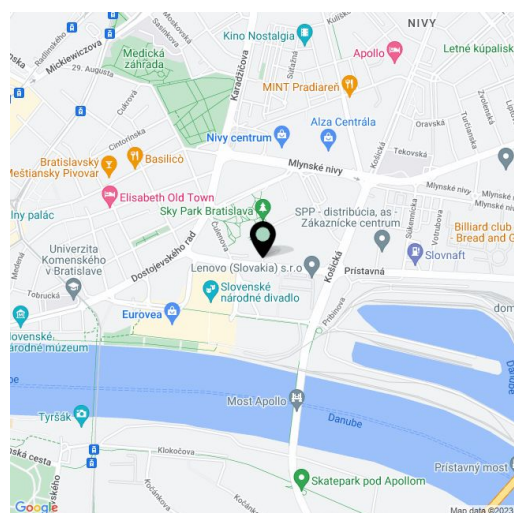
The standard of the apartment includes quality large-format tiles in the living area, **wooden parquet floors** in the bedrooms, **underfloor heating**, separate **Daikin air-conditioning** units in each room, built-in wardrobes in the hallway, and a High End sound system by Quadral.

A pleasant location with all civic amenities in the immediate vicinity, close to the **Eurovea shopping center on the Danube embankment**, just a few minutes to the city center. Residents can enjoy being close to the Slovak National Theater, a Yeme grocery store, a drugstore, a beauty salon, and a bakery. Other popular services such as fitness centers, a cinema, a children's corner, banks, notary offices, cafes, and restaurants can be found in the neighboring Eurovea shopping center.

Interior 147 m<sup>2</sup>, 13 m<sup>2</sup> loggia, 4 m<sup>2</sup> cellar

Apartment price EUR 990,000.

3 parking spaces in the garage of the house EUR 30,000/pc



\* 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.