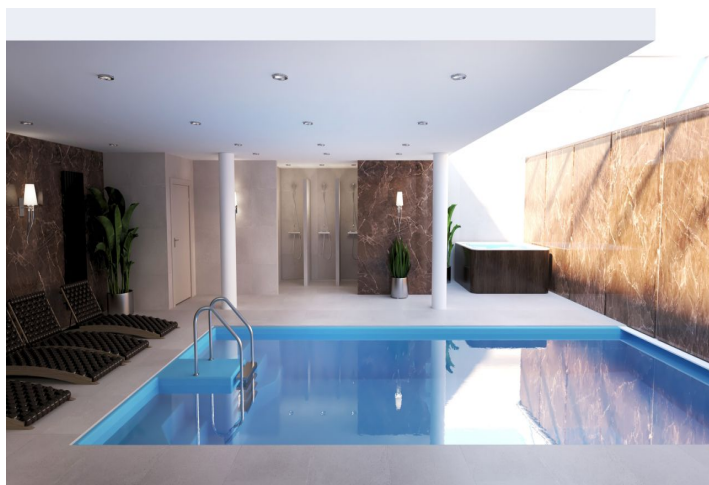




## Apartment Four-bedroom (5+kk)

€ 1 000 000 | CZK 25 205 000

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





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Total area	178 m <sup>2</sup>
Floor area*	168 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Garden	147 m <sup>2</sup>
Parking	two-car garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	41680

\* 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 new-build apartment for sale with a garden, balcony, and garage has a sought-after address in Old Town. With only two other neighbors in the building, the residents of these three apartments have access to luxurious common areas and a fitness room, an indoor pool, or a wellness zone as well as to a private garden.

The apartment opens onto a foyer with a guest toilet with a sink, doors to a separate kitchen with a pantry, a guest bedroom, a living room with a **fireplace** and access to the balcony, and a hallway leading to the private part of the apartment with three more bedrooms and two bathrooms, including a master bathroom with a toilet, bidet, bathtub, and shower. The building offers a **wellness zone** with a **pool**, **sauna**, Jacuzzi, relaxation room, and fitness area. There is also a laundry room, boiler room, bike storage, cellar storage units for each apartment, and a **garage**. Each apartment also comes with its **own garden**.

Facilities consist of **triple-glazed aluminum windows**, **ceiling cooling**, electrical wiring, smart heating and cooling, designer lighting, designer aluminum entrance doors to the apartment, an alarm system for each apartment, a fiber optic high-speed internet connection, wiring for satellite reception, a fireplace, a gas boiler, **Villeroy & Boch** sanitary ware, and Grohe faucets.

A quiet location near Mountain Park, yet at the same time in the city center, with easy access to a full range of amenities, as well as connections to the main highway routes.

Interior of the apartment 165 m<sup>2</sup>, balcony 10 m<sup>2</sup>, garden 147 m<sup>2</sup>, cellar 3 m<sup>2</sup>.