



## Apartment Two-bedroom (3+kk)

Rented

88.7 m², Bratislava I, Staré Mesto, K Železnej studienke





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Total area	101 m²
Floor area*	89 m²
Balcony	7 m²
Parking	100 - 100 EUR
Cellar	5 m²
Service price	EUR 250
PENB	A
Reference number	105716
Available from	Immediately

This sunny designer two-bedroom apartment with a spacious terrace, elevator, and parking space in the garage is part of a new building in a quiet residential part of Old Town. The location close to the Železná studnička forest park offers close connections to nature and excellent access to the city center or the main urban artery.

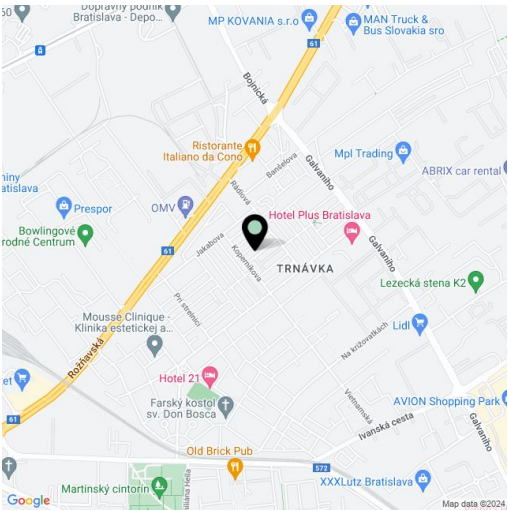
The entrance hall has a practical built-in wardrobe and a bathroom with a shower and toilet, and the well-lit living room connected to the fully equipped kitchen direct access to the balcony. Both bedrooms in the apartment have their own French balcony. In addition, the master bedroom has a built-in wardrobe or an en-suite bathroom with a solitary bathtub and toilet. The apartment has another separate walk-in closet with a laundry room.

The high-standard facilities include an interior designed by an architectural studio, including custom-made furniture, fire safety doors, a video doorman, underfloor heating, underfloor cooling, recovery, a fiber-optic Internet connection, LED lights, full aluminum windows with triple glazing, exterior electric aluminum blinds, sliding sunlamps on the terrace, or polyurethane poured STO floors. Furniture by the quality brands BoConcept and Ethnicraft, Samsung QLED TV, Bosch kitchen appliances including an induction hob, fridge-freezer, oven, dishwasher, and a washing machine. Technistone kitchen worktops, Hansgrohe taps, and Duravit sanitaryware.

The apartment comes with a ventilated, 5 m² brick cellar and parking space in the building's garage. Residents can use the common garden with a gazebo.

The location near the Iron Well offers a large number of sports and relaxation activities. The Partizánska Lúka park, which offers the opportunity to play football, basketball, volleyball, table tennis or relaxing pétanque, is also a popular destination. Public transport stops and a quick connection to Bratislava Patrónka ensure good transport accessibility to the city or adjacent municipal districts. Shopping centers, health centers, public and private educational establishments, and other necessary amenities can be reached within a few minutes by car.

Monthly rent EUR 1,250 + EUR 275 deposit for utilities and services + EUR 100 for a parking space.



\* 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.