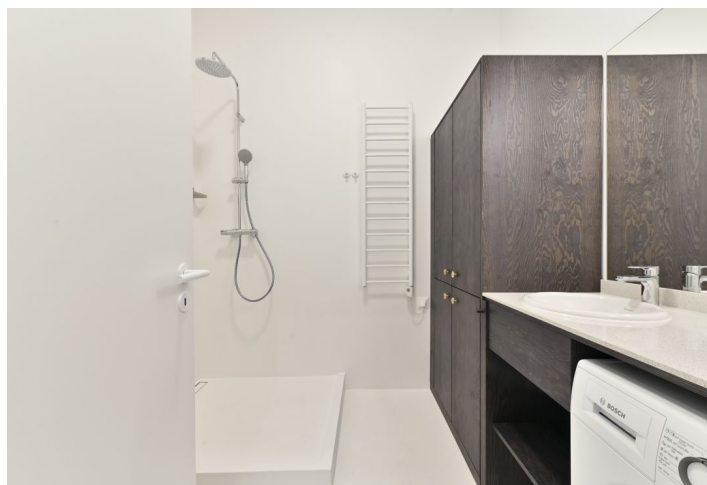
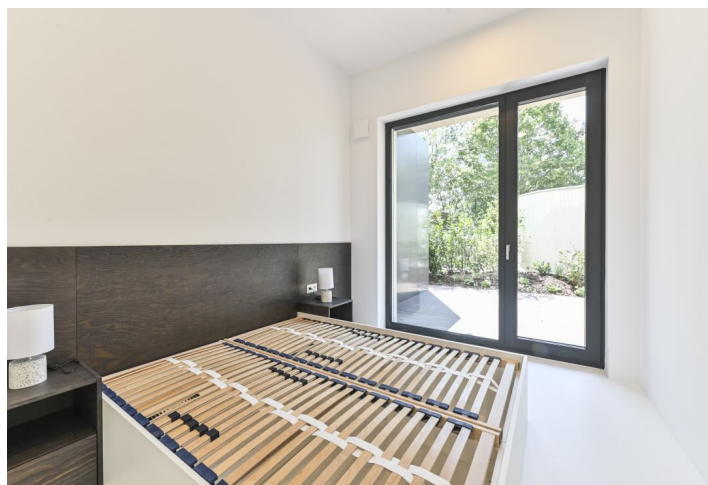




## Apartment One-bedroom (2+kk)

Rented

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





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**Rented**

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

Total area	87 m²
Floor area*	55 m²
Terrace	27 m²
Parking	100 - 100 EUR
Cellar	5 m²
Service price	EUR 250
PENB	A
Reference number	105718
Available from	Immediately

This sunny designer one-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. Its location close to the Železná studnička forest park offers a close connection with nature and excellent access to the city center or main urban artery.

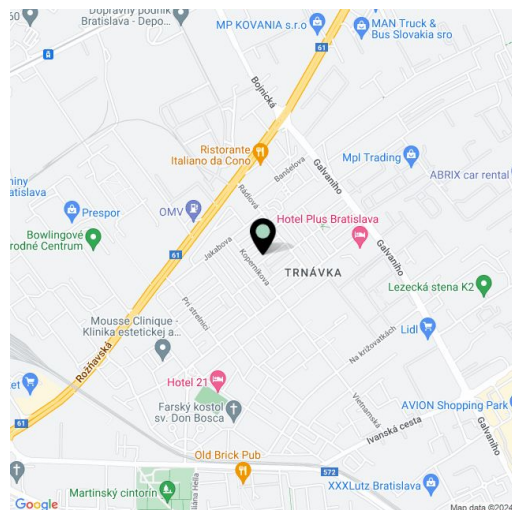
The entrance hall has a practical built-in **wardrobe**. The well-lit living room connected to the fully equipped kitchen has direct access to the terrace. The apartment also has a bedroom with a built-in walk-in wardrobe and direct access to the **terrace**, and a bathroom with a walk-in shower, toilet, and washing machine. The apartment also has a separate guest toilet with a sink accessible from the hallway and a **walk-in wardrobe**.

The high-standard facilities includes 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 **BoConcept** and **Ethnicraft** quality brands, **Samsung QLED TV**, **Bosch** kitchen appliances including an induction hob, fridge-freezer, oven, dishwasher, and washing machine. Technistone kitchen worktops, **Hansgrohe** taps, and Duravit sanitaryware.

The apartment comes with a ventilated 5 m² brick **cellar** and a 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 a popular destination. Public transport stops and quick connections 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 are accessible within a few minutes by car.

Monthly rent EUR 950 + EUR 250 deposit for utilities and services + EUR 100 parking space in the building's garage.



\* 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.