



## Apartment Studio (1+1)

Rented

33.5 m<sup>2</sup>, Bratislava I, Staré Mesto, K Železnej studienke



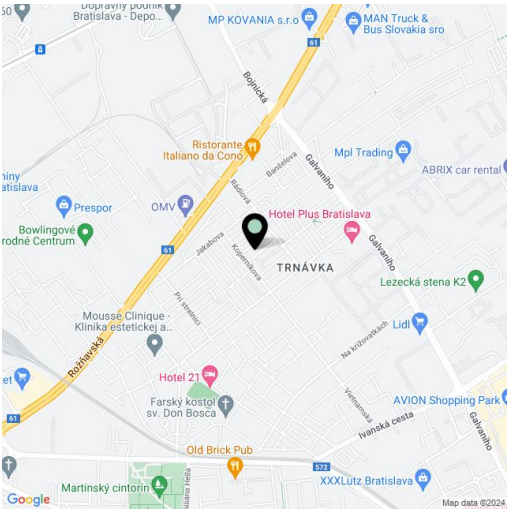


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|                  |               |
|------------------|---------------|
| Total area       | 39 m²         |
| Floor area*      | 34 m²         |
| Parking          | 100 - 100 EUR |
| Cellar           | 5 m²          |
| Service price    | EUR 250       |
| PENB             | A             |
| Reference number | 105721        |
| Available from   | Immediately   |



\* 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 sunny designer apartment with a balcony, elevator, and a parking space in the garage is part of a new building designed by a renowned architect in a quiet residential part of Old Town. Its location near the Železná studnička forest park offers proximity to nature and excellent accessibility to the city center or connection to the main city artery.

The entrance hall has a practical built-in **wardrobe**. The layout also consists of a bright room equipped with a bed, a sofa set, and a built-in wardrobe connected to a fully equipped kitchen with a **central island** and **French window**, and a bathroom with a walk-in shower and toilet.

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.