



## Office building

Bratislava I, Staré Mesto, Koreničova

**Ask for price**







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Cellar	-
Foot print	510 m <sup>2</sup>
Parking	-
PENB	B
Reference number	108931

**Exceptional residential building with an unmistakable atmosphere, situated in one of the most desirable locations of Bratislava - Palisády. This refined property, surrounded by historical villas and rich greenery, is an old town apartment house from 1928 that has undergone several renovations over the years and currently offers four separate apartment units spread out over four floors.**

The residential building offers a wide range of possibilities of use - from four separate residential units, through the combination of private housing with business activities, to the establishment of a private elegant residence with a prestigious address.

**Basement:** Fully renovated unit with an entrance hall, **3 rooms**, a separate kitchen, a bathroom, and storage space.

**1st floor:** Elegant **renovated three-bedroom apartment** with 2 bathrooms, a separate kitchen, a storage room, and a toilet.

**2nd floor:** The layout is identical to the apartment on the 1st floor.

**3rd floor:** Stylish one-bedroom **loft apartment** with wooden beams, an open living area, a fully equipped kitchen, a bedroom, a bathroom, and a storage room.

Each unit has its own gas boiler.

The **454 m<sup>2</sup>** plot is nestled amongst historical villas in an area with abundant greenery, offering pleasant shade and privacy. There are **two reserved parking spaces** on the plot. The villa has undergone major modifications including the insulation of the façade, the replacement of the roof and windows, which increased its energy efficiency. It has **air-conditioning**, wooden parquet floors, and 2 fireplaces.

Koreničova Street is located in Old Town, within walking distance to Bratislava Castle, diplomatic residences, and parks. This address is synonymous with prestige and investment potential. The neighborhood offers an exceptional combination of quiet residential streets, an old Europe atmosphere, and quick connections to the city center.

Interior 510 m<sup>2</sup>, plot 454 m<sup>2</sup>

