



Apartment One-bedroom (2+kk)

€ 1 800 | CZK 44 298

80.38 m², Bratislava I, Staré Mesto, Broskyňová





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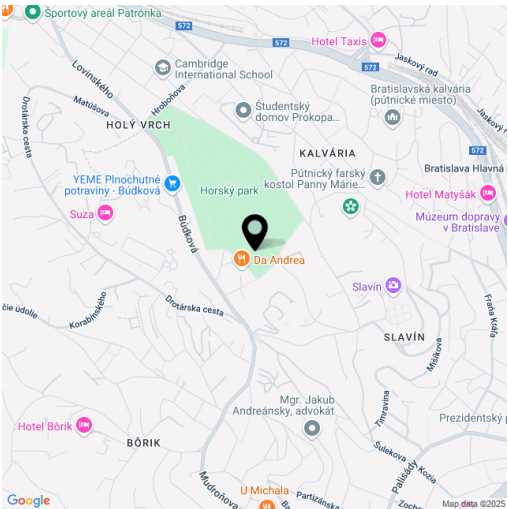
Total area	90 m²
Floor area*	80 m²
Terrace	10 m²
Parking	1 parking space in the garage
Cellar	-
Service price	€200
PENB	B
Reference number	109263
Available from	Immediately

This elegant one-bedroom apartment with a private garden and terrace is part of an urban villa near Mountain Park. Completely renovated between 2024 and 2025, the boutique residential building guarantees a high level of privacy and quiet living. The sloping plot provides panoramic views of Bratislava's landmarks from every floor. The location offers a combination of discreet living, excellent accessibility, and proximity to the city center and the natural corners of Mountain Park. One parking space in the garage directly opposite the villa is included in the rental price.

The apartment is located on the lower ground floor (2nd basement level) and offers a well-thought-out layout with an emphasis on spatial flow and functionality. The day zone consists of a living room connected to a dining area and kitchen with clean lines, light-colored tiles, and **natural wooden accents**. A major advantage of this unit is its direct access to a **covered terrace** and **small private garden** that offers rare tranquility. The night zone features a bedroom with built-in wardrobes and an integrated workspace. A bathroom and a practical storage room is connected to the utility area.

The apartment is equipped to a high standard, including modern appliances by **Miele** and **Siemens**, **air-conditioning** in the living area, an alarm system, a separate gas boiler, and electric exterior blinds. The interior combines light tones with white and natural materials to create a timeless atmosphere with an emphasis on simplicity and elegance. The apartment meets energy efficiency class B and is move-in ready.

One garage space is included in the rental price.



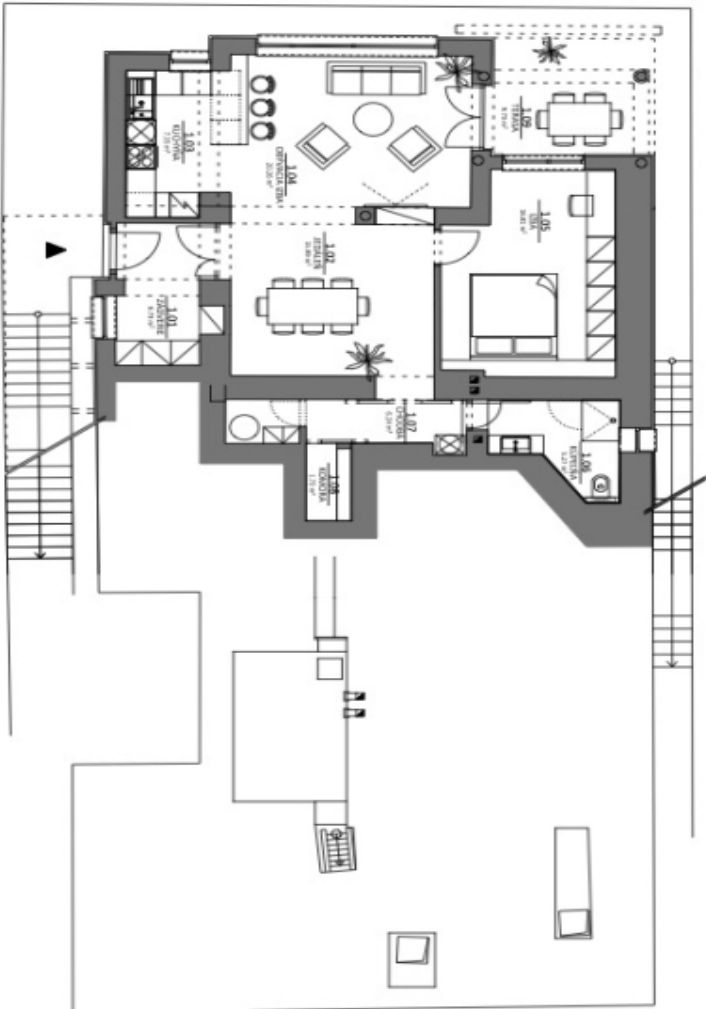
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 2.PP

č.m.	názov miestnosti	plachta (m²)
1.01	zabavenie	6.73
1.02	jedáleň	15.99
1.03	kuchyňa	7.35
1.04	obývací uhol	20.28
1.05	idna	16.81
1.06	kúpeľňa	5.27
1.07	otvorená	6.24
1.08	korona	1.73
1.09	terasa	9.73
PLOCHA BYTU		80.38
PLOCHA TERASY		9.73