



Apartment Two-bedroom (3+kk)

105.66 m², Bratislava I, Staré Mesto

€ 790 000 | CZK 19 449 800





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Total area	126 m²
Floor area*	106 m²
Balcony	8 m²
Terrace	12 m²
Front garden	148 m²
Parking	30 000 - 30 000 EUR
Cellar	-
PENB	G
Reference number	109497

* 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 tastefully furnished two-bedroom apartment with a private garden and south-facing terrace is located on the ground floor of a modern residential project in a quiet and sought-after location on Havlíčkova Street, close to Mountain Park and the Prüger-Wallner Garden. The apartment combines the comforts of city life with all the advantages of a family house - direct contact with greenery, high-standard facilities, and a well thought-out layout.

The apartment with a floor area of 106 m² is located on the first floor and consists of an open plan living area and two separate rooms. The entrance hall is equipped with built-in wardrobes and seamlessly connects to the living room connected to the dining area and kitchen. The living room also has direct access to an approx. 12 m² south-facing terrace and private garden of 147 m². The night part of the apartment consists of a master bedroom with access to the terrace and a second room that can serve as a children's room or study. The bathroom is equipped with a bathtub, shower, and toilet, and another separate toilet with a sink is located at the entrance to the apartment.

The interior of the apartment is completely furnished with custom-made furniture and equipped with built-in appliances by renowned brands. The kitchen is equipped with a electric oven, built-in coffee machine, American refrigerator with an ice maker, and a central island with bar seating. Large-format windows with exterior blinds let in plenty of natural light and provide privacy. Other facilities include air-conditioning, designer lighting, leather seating, and plenty of storage space. The apartment comes with two parking spaces in the underground garage, each costing EUR 30,000.

The apartment is situated in a quiet and prestigious part of Bratislava, near Mountain Park and the Prüger-Wallner Garden - a popular place for walks and relaxation in nature. The location offers excellent accessibility to the city center and the main transport routes. In the immediate vicinity, there are complete civic amenities including kindergartens and primary schools, grocery stores, restaurants, and public transport stops. The residential project is gated, with controlled access and a landscaped courtyard, ensuring maximum privacy and safe living.