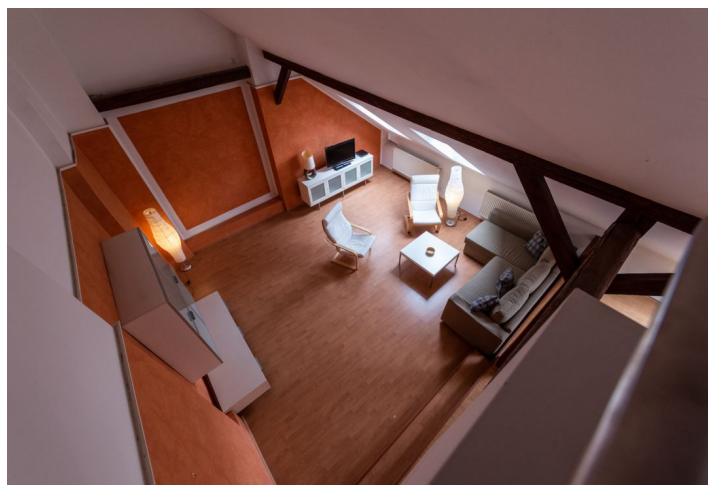
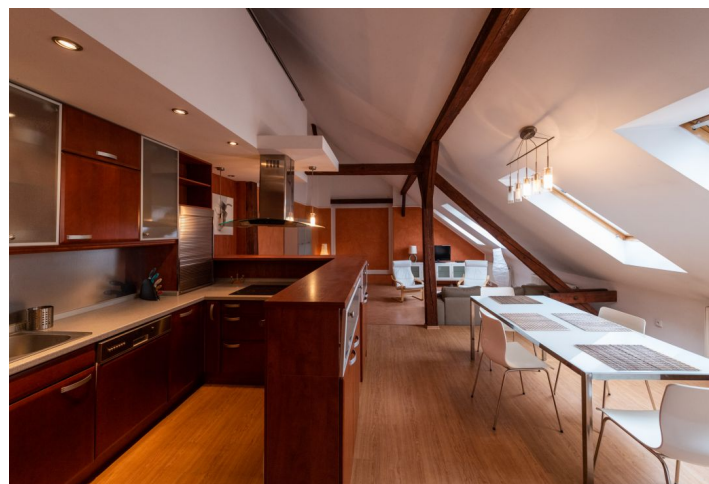
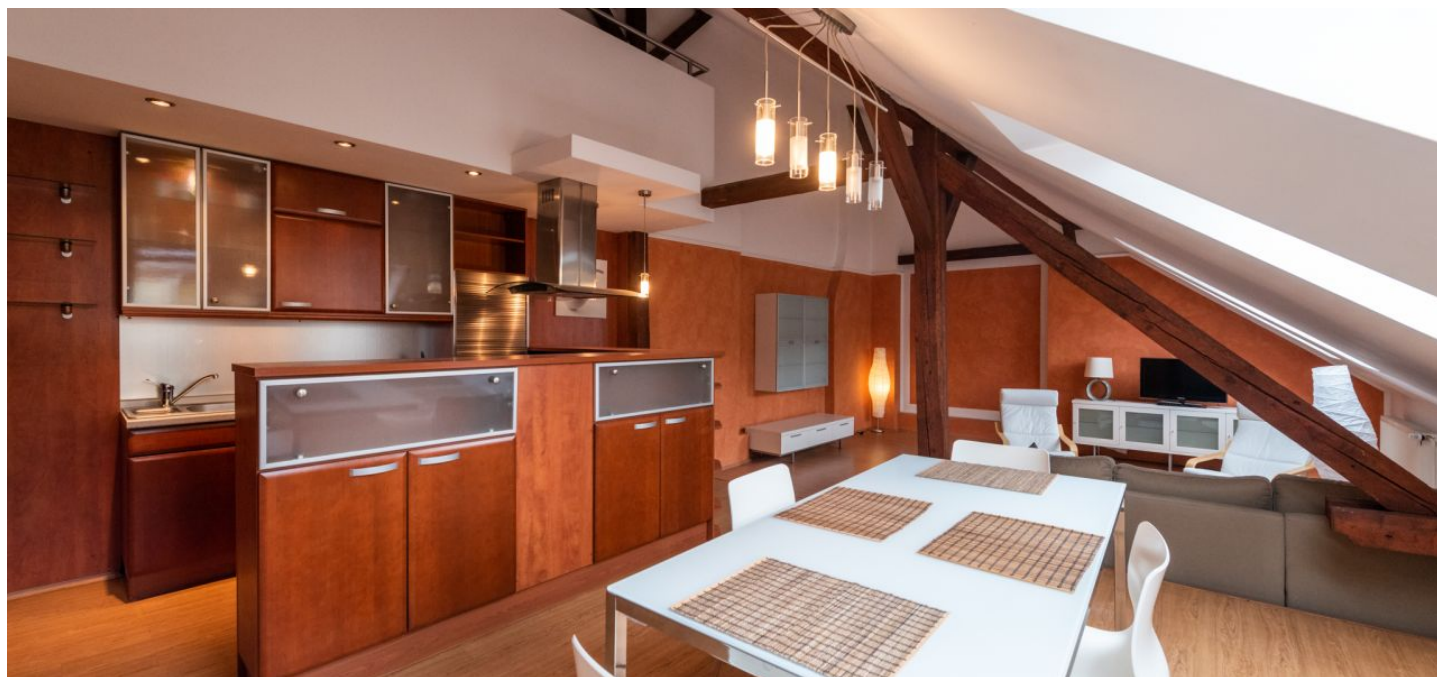




## Apartment Five-bedroom (6+1)

Sold

214 m<sup>2</sup>, Bratislava I, Staré Mesto, Lermontovova





## Apartment Five-bedroom (6+1)

**Sold**

214 m², Bratislava I, Staré Mesto, Lermontovova

Total area	257 m²
Floor area*	214 m²
Terrace	43 m²
Parking	-
Cellar	-
PENB	A
Reference number	32197

**Above-standard duplex apartment in the center of Bratislava on Lermontovova Street, situated on the 3rd and 4th floor of a 4-storey brick apartment building, just a few meters from the Presidential Garden, in a quiet green area of Palisades. The apartment is also suitable for two-generation housing or business associated with housing.**

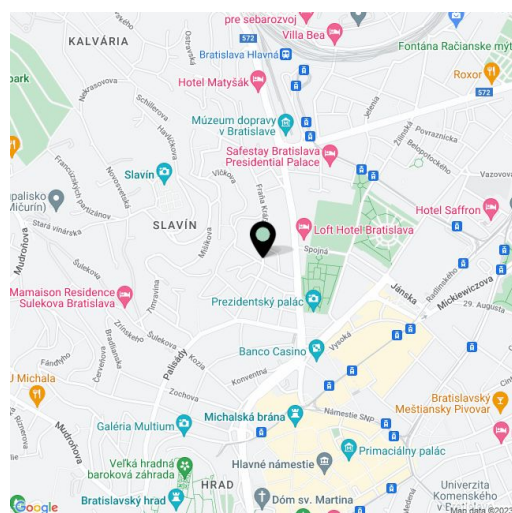
The area of the lower floor is 147.34 m² and consists of a large living area connected with a kitchenette and a dining area, there is a **pantry**, a hall with a wardrobe, hall, bedroom, **study room**, bathroom with bath and shower.

The staircase enters the **gallery** on the 2nd floor with an area of 110m², where there is a separate entrance to the spacious bedroom with a wardrobe and exit to the **terrace**, a small kitchen, it is also possible to enter two rooms through separate entrance from the gallery. The spacious bathroom connects these two areas. It features a corner bath, built-in shower, two washbasins and large windows **overlooking the city and the castle**.

The apartment is completely renovated, has its **own gas heating**, a new Lombardini brand boiler and a hot water tank. The property features wooden Velux windows on the lower floor, steel radiators throughout the apartment, original brick perimeter walls (plasterboard partitions completed), stairs made of steel construction, hardwood solid grades. On the second floor there is a **skylight**, a removable laminate is placed on a wooden deck floor. There is **air conditioning** throughout the apartment. The cost of energy is 70 euros, fund repairs 50 euros, and the orientation of the apartment is west, east, south. The subject of the sale is also the share in the land. The whole apartment is spacious, airy with **high ceilings**. The original historical character was taken into consideration with its attention, while preserving interesting elements, **wooden beams**, which now appear very aesthetically pleasing in space.

The apartment is located in an attractive location of the Old Town, on a street that is exceptional with a large number of national cultural monuments and specifically the house in which is the apartment was built in 1909 as an eclectic rental house. The location is one of the most sought after in Bratislava, and the center can be reached within a 5-minute walk. A short walk to the forest park. Location has excellent transport accessibility by car and public transport.

Interior 157.34 m²



\* 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.