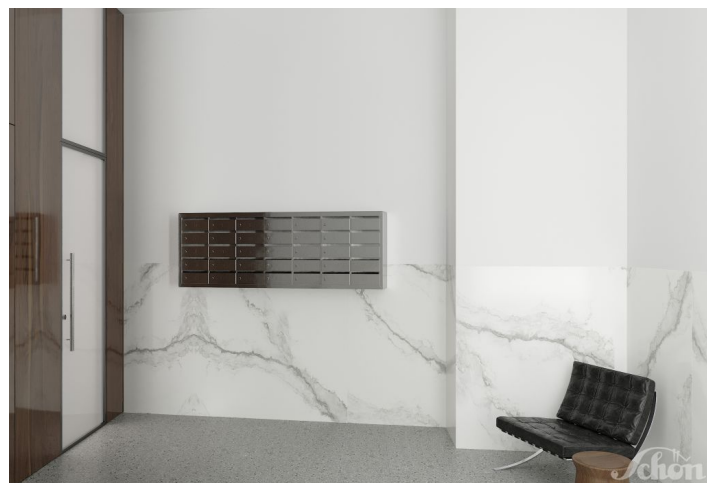
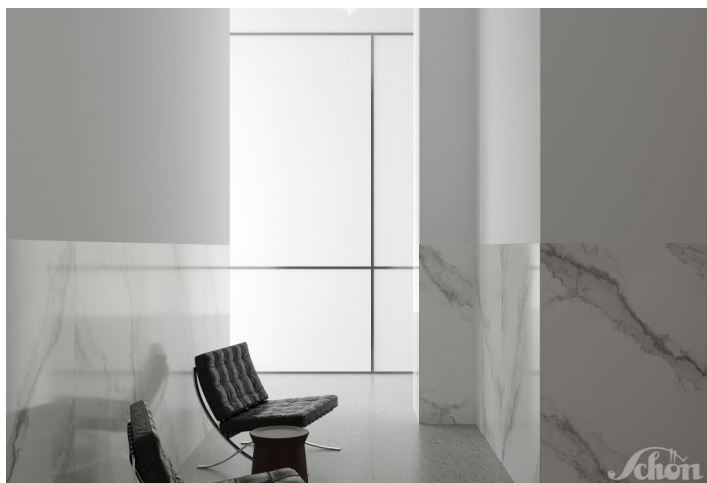




Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava I, Staré Mesto, Obchodná





Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava I, Staré Mesto, Obchodná

Total area	50 m²
Floor area*	44 m²
Balcony	6 m²
Parking	-
Cellar	Yes
PENB	B
Reference number	35946

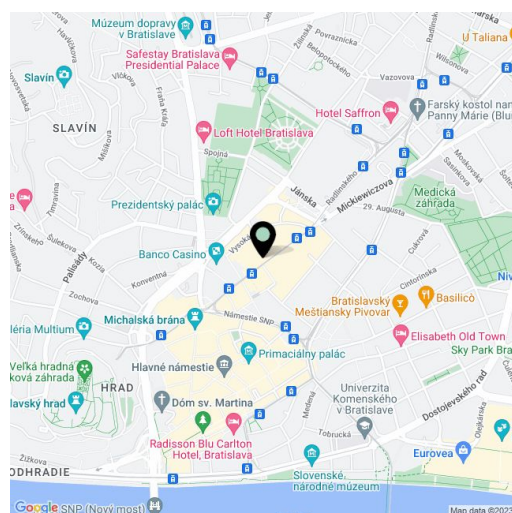
This one-bedroom apartment with a balcony in the Schön Residence is characterized by its compact layout, ensuring the functional use of its space and creating a cozy living room with a feeling of absolute privacy. Original ceiling heights of 2.90 m and French windows have been preserved in the apartment. Its southeasterly orientation guarantees that the interior stays bright throughout the day. The building stands on Obchodná Street in a neighborhood with complete urban amenities that is close to the historic city center.

The layout of the apartment consists of an entrance hall, and a social zone with a living room with a kitchenette and dining area (27 sq. m.) with **access to the loggia**. There is also a separate bedroom with a dressing room and a bathroom with a preparation for a washing machine, toilet, and Italian shower. The apartment is flooded in daylight thanks to its practically designed layout and French windows and is equipped to a standard that includes a video entry phone, **underfloor heating**, a preparation for **air-conditioning**, a Sherlock security door, and **soundproof insulated windows**, which ensure maximum soundproofing.

The apartment is part of the architecturally significant multifunctional **Schön** building on Obchodná Street, which is currently being **thoroughly reconstructed** in order to preserve this original **Functionalist gem** from the first half of the 20th century. The complete reconstruction of the building includes the replacement of the roof, new plumbing and electrics, surface treatment of walls, exteriors, as well as the renovation of the building's entrance hall. The seven-story residence will retain its original multifunctionality: the first two floors will consist of commercial and office space, including a **grocery store** and a traditional **Italian restaurant**.

Obchodná is one of Old Town Bratislava's most important streets and has been that way since the 18th century. Throughout its length, it consists of buildings with commercial and office space, services, cafes and restaurants, which together create a **lively urban atmosphere**. There are public transport stops right by the building; the center is a five-minute walk away. The street was completely renovated in 2005-6 and the city is currently **revitalizing** it.

Interior 44 m², balcony 6 m².



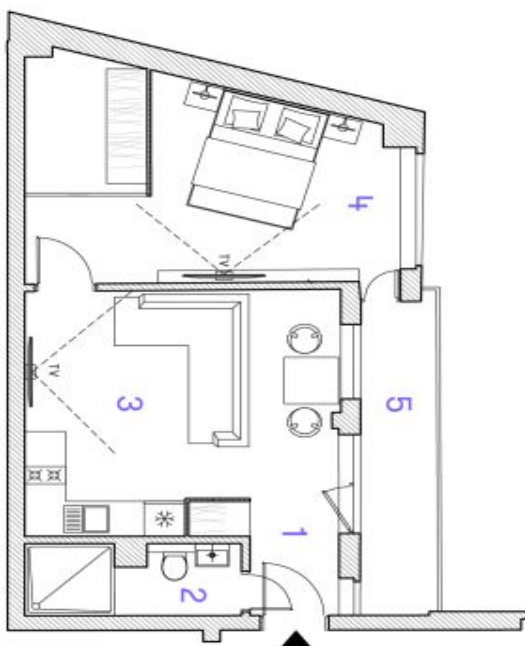
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Šchéma pôdorysu domu predstavuje dispozičné riešenie bytu.
Developer si vyhradzuje právo na zmenu a upresnenie bez predchádzajúceho upozornenia.

Schön
REZIDENCIA

4. NP; 4.01 - 2 IZBOVÝ BYT

1	Zádvie	3,15 m²
2	Kúpeľňa	3,73 m²
3	Obývačka s kuchyňou	18,14 m²
4	Spálňa s šatníkom	18,59 m²
5	Balkón	6,02 m²

užitková plocha bytu 43,61 m²

rezidencia-schon.sk

EXKLUZÍVNY PREDAJCA

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Sold

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