



2 bdr apartment, 115m<sup>2</sup>, reconstructed, terrace, view, Stefanikova, BA  
Bratislava I - Staré Mesto - Štefánikova

FOR SALE

385 000 €  
( 3 340 € / m<sup>2</sup> )

Property ID: 667937

#### Condition

**Condition:** fully re-made  
**New building:** no  
**Furnishing:** partly furnished  
**Orientation:** south west  
**Building material:** Combined  
**Year of construction:** 2006  
**Year of building approval:** 2006

#### Size

**Number of rooms:** 3  
**Usable area:** 115 m<sup>2</sup>  
**Total area:** 121 m<sup>2</sup>

#### Floor

**4. of 4 floors**  
**Elevator:** no

#### Property equipment

**Bathroom:** 2x, bath and shower  
**Windows:** plastic  
**Loggia:** yes 6.00 m<sup>2</sup>  
**Air condition:** yes  
**Internet connection:** local provider  
**Cable TV:** yes  
**Heating:** own - natural gas  
**Waste disposal:** separable  
**Gas:** yes  
**Wheelchair access:** no



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## Property description

**We offer for sale a flat with 2 bedrooms with city view, large area 115 m<sup>2</sup>, terrace 6 m<sup>2</sup>, located on the 4th floor in a historic building, in the center on Štefánikova street, Bratislava - Old town.**

**Virtual 3D view tour:**

<https://my.matterport.com/show/?m=JSQmGRdUNhs>

### DISPOSITION

Loft was built as an extension in 2006, it is on the highest floor (4th). The composition of flat: a east-facing day zone and a west-facing rest zone. Day zone consists of a hall, open space with a kitchen, a dining room, a living room with entrance to the loggia, There is a wonderful view of the city center from the terrace. Rest zone has master bedroom with private bathroom (washbasin, bathtub, bidet and lavatory). There is one more bedroom too and bathroom situated beside (shower, washbasin, washing machine and lavatory).

### APARTMENT DESCRIPTION AND EQUIPMENT

The apartment is offered fully furnished and equipped with kitchen appliances. The fitted kitchen is equipped with built-in appliances Electrolux: electric stove, extractor hood, electric oven, dishwasher, fridge with freezer, microwave. The flat has a security door Sherlock, from the east side are plastic windows with nets and blinds, from the west side are anti-noise skylight windows FACRO with blinds. The floors are laminate flooring, the walls are plastered. In the residential day zone is air conditioning unit, which are satisfactory for the whole entire area. The apartment has internet and cable TV. Own gas heating and DHW preparation via Panther boiler.

There is one more flat for sale on the same floor. It has 3 bedrooms, large area is 155 m<sup>2</sup>. Let live and work in one place. For more informations ask a real estate agency.

**MONTHLY COSTS: 150 EUR** (management fee 70 EUR, electricity 40 EUR, Gas 35 EUR, RTVS 5 EUR).

### APARTMENT BUILDING

It is a historic building, which was built in 1914. The entrance hall of the apartment building is representatively designed with a vaulted ceiling, height of 4.7 m and stucco wall decoration. The facade of the house is renovated in the original style. The front door is wooden, openable through an Intercom. The apartment building does not have an energy certificate. Building is without an elevator

### PARKING

Outdoor parking spaces are available on the city parking card.

### LOCATION

The apartment is very quiet and offers unique living in the historic city center. Residential amenities are above average, many cafes, restaurants and services within walking distance. Only 5 minutes walking is there a presidential garden with a lot of trees and grass. Public transport just a few meters from the house.

**Are you interested in this property? Do not hesitate to contact us, we will be happy to introduce it to you in person!**

@city view  
@spacious  
@2 ATTIC





3D preview



Link to property

**3-izbový byt**  
**2 bedroom apartment**

**Štefánikova ulica**  
**Bratislava I**

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	VSTUPNÁ HALA/ENTRANCE HALL	7,8 m <sup>2</sup>
02	KUCHYŇA/KITCHEN	7,8 m <sup>2</sup>
03	OBÝVACIA IZBA/LIVING ROOM	48,7 m <sup>2</sup>
04	SPÁLŇA/BEDROOM	18,0 m <sup>2</sup>
05	IZBA/ROOM	23,2 m <sup>2</sup>
06	KÚPEĽŇA/BATHROOM	4,8 m <sup>2</sup>
07	KÚPEĽŇA/BATHROOM	4,8 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>115,1 m<sup>2</sup></b>
08	LODŽIA/LOGGIA	6,0 m <sup>2</sup>



Výmery majú iba informatívny charakter.

