

**SOLD Unique design 2-room apt with beautiful view, 47m<sup>2</sup> + loggia**  
Bratislava I - Staré Mesto - Mýtna - PROXENTA RESIDENCE

**FOR SALE**

**270 000 €**  
( 5 770 € / m<sup>2</sup> )

+ 20 000 parking

**Property ID: 650331**

**Condition**

**Condition:** fully re-made  
**New building:** yes  
**Furnishing:** furnished  
**Orientation:** north west  
**Year of building approval:** 2020

**Size**

**Number of rooms:** 2  
**Usable area:** 46.72 m<sup>2</sup>  
**Total area:** 54.27 m<sup>2</sup>

**Floor**

9. of 13 floors  
**Elevator:** yes

**Parking**

**Garage:** 1 car

**Property equipment**

**Bathroom:** 1x, shower  
**Windows:** aluminium  
**Loggia:** yes - 15.90 m<sup>2</sup>  
**Utility room:** 1.65 m<sup>2</sup>  
**Air condition:** yes  
**Internet connection:** optics  
**Energy certificate:** A  
**Wheelchair access:** yes



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## Property description

**We offer for sale a beautiful sunny design 2-room apartment in a new building - PROXENTA RESIDENCE project on Mýtna Street, with a floor area of 46,72 m<sup>2</sup> + a loggia of 5,90 m<sup>2</sup> + a cellar of 1,65 m<sup>2</sup>.**

Virtual tour: <https://my.matterport.com/show/?m=dZURnhwk3Qh>

Exceptional apartment for an exceptional client. It provides a beautiful view of Bratislava Castle, the TV tower and Slavín. It has high ceilings up to 3m, which supports the feeling of the space, connected to the exterior by large windows. The apartment is fully furnished by the designer.

### APARTMENT

- The apartment is located on the 9th floor (13) in a new building with an elevator.
- The apartment has a cellar of 1.65 m<sup>2</sup> (basement).
- Orientation of the apartment to the northwest, with a beautiful view from the loggia of the sunset, the city skyline and nature.
- Approval of the building in 2020, air conditioning in both rooms, large aluminum windows, exterior electric blinds.
- The apartment is also sold with the equipment in the photos. Appliances: induction hob (Gorenje), dishwasher (45 cm), electric oven combined with microwave, refrigerator with freezer, Klarstein design hood, Samsung air conditioning units (led out into the shaft, so they do not take up space on the loggia), Samsung TV.
- Heating in the apartment by radiators. The floors are laminate.
- Parking with a unique system in the stacker in the basement of an apartment building. The price for a parking space in the stacker is 20,000 EUR and is a condition for the sale of the apartment.

### DISPOSITION

Entrance hall with hangers and built-in storage space for shoes, from the hallway is the entrance to the bathroom (toilet, sink, shower) and the living room connected to the kitchen with an island.

From the living room you enter the bedroom with a bed (160x200 cm) with mattresses, equipped with a built-in wardrobe on the whole wall with generous storage space. The entrance to the loggia is from both the bedroom and the living room. In the bathroom is placed washbasin with mirror, hanging WC and spacious shower (160x90cm), space for connection of washing machine and dryer.

The apartment is fully furnished and therefore ready for immediate occupancy.

### APARTMENT BUILDING AND LOCATION

- The apartment building is a new building built by company PROXENTA, which was declared the developer in 2021. The first 3 floors as well as the top floor are intended for administration, the rest are 2-room apartments and suites. It is located right next to the Bratislava - Račianske mýto, urban transport hub.

- The entrance to the apartment building is from Mýtná Street, from Radlinského, as well as from Račianske mýto. There is a reception (8:00 - 17:00).
- Complete civic amenities in the area, excellent access to public transport in all directions of Bratislava.

#### **OPERATING COSTS**

**Total costs are as follows per month:**

- Advance payment from the administrator € 138 per apartment and € 47 for a parking space
- Electricity - according to consumption
- optical internet of your choice (Telekom, Orange, Swan)

**The price of the apartment is 270.000,- EUR, including agency commission + parking space in the stacker 20.000,- EUR (condition of sale).**

**If you are interested, call: Kristína Kubíková, tel: 0940 609 230, [kubikova@expat.sk](mailto:kubikova@expat.sk)**

We look forward to seeing you!

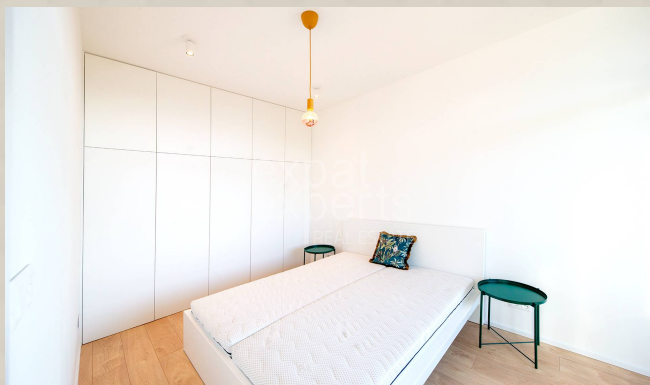
@PROXENTA

@ air conditioning @ high ceilings

@parking

@1 NEW





3D preview



Link to property



Video

**2-izbový byt**  
**1 bedroom apartment**

**Mýtna ulica**  
**Bratislava I**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	VSTUPNÁ CHODBA/ENTRANCE HALL	6,93 m <sup>2</sup>
02	KÚPEĽŇA/BATHROOM	4,89 m <sup>2</sup>
03	IZBA/ROOM	11,91 m <sup>2</sup>
04	KUCHYŇA/KITCHEN	5,28 m <sup>2</sup>
05	OBYVACIA IZBA/LIVING ROOM	17,71 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>46,72 m<sup>2</sup></b>
06	LODŽIA/LOGGIA	5,80 m <sup>2</sup>



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