



## Sunny 2-bedroom apartment under Slavín

**485 000,- EUR**

**Area:** 122,4 m<sup>2</sup>

**Rooms:** 3

**Furnished / Unfurnished -  
Negotiable**

**Reference number:** 11095

**Street:** Boženy Němcovej

**Location:** Bratislava I, Staré  
Mesto



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## Property - details

- › Number of bedrooms: 2
- › Bathroom without toilet: 1
- › Separate toilet: 1
- › Balcony: 6 m<sup>2</sup>
- › Brick
- › Sunny
- › Quiet location
- › Apartment on the floor: 1 / 5
- › Lift: yes
- › Energy certificate: not available
- › Spot in common garage 2

## Equipment

- › Washing machine
- › Built-in wardrobes
- › Closet
- › Kitchen exhaust
- › Electric cooker
- › Fridge and freezer
- › Plastic windows
- › Gas boiler - independent heating
- › Internal blinds
- › Safety door
- › Cellar
- › Laundry
- › Larder
- › Dishwasher
- › Electric oven
- › Wooden parquets
- › Floor tiles

Sunny 2-bedroom apartment with an area of 122 m<sup>2</sup> and a balcony is located in a quiet area below Slavín on Boženy Němcova street.

## layout

The apartment is located on the 1st floor out of 5. The layout of the apartment consists of an entrance hall, a bathroom with a bathtub and a shower, a toilet, a living room with a kitchen, a pantry, a furnished master bedroom with built-in wardrobes and a second room with access to a balcony. The balcony (8 m<sup>2</sup>) is also accessible from the living room.

## EQUIPMENT

The apartment is offered for sale furnished according to the agreement with the owner. The kitchen is equipped with built-in kitchen appliances Electrolux as a glass-ceramic hob, dishwasher (60 cm), electric convection oven, kitchen exhaust and fridge with freezer. The apartment has its own gas boiler for heating and DHW preparation, a DHW storage tank, and there is also hot water underfloor heating in the entire apartment. Double-glazed plastic windows are secured against insects with nets on the windows and internal aluminum blinds. The apartment does not have air conditioning, but thanks to the orientation to the east and the trees, air conditioning is not necessary.

## LOCATION

The sought-after quiet location of the Old Town has good accessibility, as it is located 3 min. drive from the transport hub at the main railway station, with many public transport lines nearby. The Deutsche schule is 4 minutes away by car.

## PRICE AND ADDITIONAL INFO

The apartment includes a cellar (7.74 m<sup>2</sup>) and two parking spaces in the garage. The price of one spot is EUR 35,000.

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