



REZERVOVANÉ - BOSEN | 4-room duplex with exceptional interior and terrace, Old Town, Kozia Street, 126 m²

449 000 €



County:	Bratislavský kraj
District:	Bratislava I
City/Town:	Bratislava-Staré Mesto
Street:	Kozia
Category:	Apartments
Apartment type:	Three bedroom apartment
Type:	Sale
Usable area:	

DETAILED INFORMATIONS

Status:	active	Public outdoor parking:	yes
Ownership:	personal	Year of last reconstruction:	2020
Usable area:	126 m ²	Position:	Top floor
Built-up area:	126 m ²	Floor:	4
Type:	Fully re-made	Total area:	126 m ²
Number of rooms:	4	Terrace area:	9 m ²
Energy performance of the building:	Classical materials	Terraces count:	1
Building type:	brick	Local:	yes
Terrace:	yes	Phone:	yes

PROPERTY DESCRIPTION

Bosen Group offers for sale a 4-room duplex apartment with a unique spirit. The apartment stands out thanks to a complete renovation, personally supervised by the owners, resulting in an original living space where wood is the predominant material. The apartment features a terrace with an exceptional view of Bratislava Castle. The property is located in the Old Town on Kozia Street.

APARTMENT:

The total area is 126,58 m², including a terrace of 9 m². It is situated on the 4th (top) floor of a building without an elevator.

The property underwent a complete renovation in 2020, designed by an architect and interior

designer, including new water, electricity, and waste systems. Wood was the main material used during the renovation. The layout of the property is thoughtfully designed down to the last detail, with every "corner" and space having its purpose. Heating is provided by a gas boiler with a storage tank. Air conditioning units are available for the summer months. Built-in ceiling Bluetooth speakers add to the pleasant atmosphere of the apartment.

The apartment building itself is in very good and well-maintained condition. A stroller room is available for residents in the common areas of the building.

LAYOUT:

4th floor (86.88 m²): Entrance, open-plan kitchen, living room and dining area with access to the terrace, 1 separate room, bathroom with shower and toilet, staircase with storage space for a washing machine, dryer, and seasonal clothing, technical room with a boiler.

5th floor (39.70 m²): Bedroom, 1 room currently used as a walk-in closet, gallery, separate toilet.

FURNISHING:

The property is sold partially furnished, or as agreed with the owners.

(Personal belongings and electronics are not included in the sale.)

PARKING:

Parking is possible in the courtyard of the apartment building or via residential parking in front of the building.

LOCATION:

Kozia Street is located in the heart of Bratislava's historic center, in the Old Town district. This attractive location offers a unique combination of historical atmosphere and modern city life. In the immediate vicinity, you will find Bratislava Castle, the Main Square, numerous restaurants, cafes, shops, and cultural events. The area is easily accessible by public transport and provides complete civic amenities - schools, kindergartens, health centers, and banks. Kozia Street is popular for its quieter atmosphere, while all important points of the city center are within walking distance. It is an ideal choice for those who want to live right in the center of the action, yet appreciate the peace and unique character of this part of Bratislava.

PRICE: €449,000

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BOSEN GROUP real estate agency is a member of the Real Estate Union of the Slovak Republic and follows its Real Estate Code. The listed price is final and includes the agency commission, legal services provided by a law office, payment of the basic administrative fee at the land registry, advice on the property transfer, and a free mortgage financing offer.



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