



1-2bdr with loggia and garage parking - suitable as an investment flat

Bratislava V - Petržalka - Vyšehradská

FOR SALE

169 900 €  
(2 800 € / m<sup>2</sup>)

+plus garage parking 23000€

Property ID: 871462

#### Condition

**Condition:** partly re-made  
**New building:** yes  
**Orientation:** west  
**Building material:** brick  
**Year of building approval:** 2009

#### Size

**Number of rooms:** 2  
**Usable area:** 60.47 m<sup>2</sup>  
**Total area:** 69 m<sup>2</sup>

#### Floor

1. of 7 floors  
**Elevator:** yes

#### Parking

indoor  
**Garage:** 1 car

#### Property equipment

**Bathroom:** 1x, bath  
**Windows:** plastic  
**Loggia:** yes 8.40 m<sup>2</sup>  
**Air condition:** no  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** central - common boiler room  
**Gas:** no  
**Wheelchair access:** yes



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## Property description

**2-room apartment that can be converted into a 3-room apartment - suitable for short and medium-term rental Airbnb / Booking / Flatio or for permanent living without permanent residence - older brick new building PEGAS (2009), area 60m<sup>2</sup>, loggia 8m<sup>2</sup>, parking in the garage - location Vyšehradská, in Petržalka near the highway, public transport right next to the house. From the garage to the apartment with dry feet, barrier-free entrance to the house and apartment, 2 elevators, camera system.**

### Dispositions:

- current condition
- variant A - with equipment according to **visualizations**, which are in the photos and in the video - the so-called virtual staging - installation of real photos of the apartment
- **variant B - with the possibility of creating a 3-room variant of the apartment with 2 separate bedrooms/ rooms - for a young family or single parents**

**The apartment is listed on the title deed as Non-residential space** due to its location in the city and garage parking for the apartment, it is very suitable for short-term (Airbnb / Booking) and medium-term (1-6 months via Flatio) accommodation - since with this type of stay the guest does not request to place the stay at this address and at the same time, thanks to parking in the garage, he does not have to deal with problems with parking and the city's parking policy.

**VIDEO OF THE APARTMENT:** <https://www.youtube.com/watch?v=1iHFUI8xzws>

**3D tour:** <https://my.matterport.com/show/?m=jndgEQab9DV>

**If you are interested in a tour, please call: Ing. Gallová, tel: +421 940 609 235, gallova@expat.sk.**

The apartment is uninhabited, I have the keys.

The area of the apartment is 60m<sup>2</sup>, plus a glazed loggia of 8.4m<sup>2</sup>.

1st floor out of 7, there are non-residential premises under the apartment.

West orientation, view of Austria.

**A garage parking space under the house, near the elevator, is sold with the apartment. Its price is 23,000 Euros.**

**The apartment is sold in the condition as shown in the photos** with a kitchen unit with built-in appliances and wardrobes.

### Custom-made kitchen unit

- built-in BOSCH appliances - 45cm dishwasher, electric oven, induction hob, fridge with freezer (needs to be replaced)
- ELICA extractor hood (needs to be repaired)
- BLANCO sink and mixer tap
- durable melamine worktop

Some of the fronts on the kitchen unit need to be repaired.

### APARTMENT DETAILS

- plastic windows with double glazing
- loggia glazed across the entire width of the apartment with Swedish frameless system
- white door frames and white doors
- laminate flooring in the living room and kitchen
- carpet in the bedroom and wardrobe
- walk-in wardrobe in the bedroom with hanging space, shelves and drawers

- roller shutter in the entrance hall of the apartment
- radiator heating
- Legrand switches and sockets

#### **PARKING in the GARAGE**

- parking space in the garage is sold separately, for a price of 23,000 Eur
- located near the elevator,
- entrance to the apartment with dry feet

#### **APARTMENT COSTS**

- payments to the administrator 120e per month, electricity 15e per month

#### **INFORMATION ABOUT THE APARTMENT BUILDING**

- approval in 2009
- brick building with insulation
- two elevators in each entrance, camera system
- two multifunctional buildings in a row, with operations on the ground floor, with a garage under both houses and a common inner courtyard
- entrance to the house with a chip, exit via an exit button
- barrier-free entrance to the house and apartment

#### **FINANCING**

A mortgage of 70-80% of the apartment price can be used to purchase an apartment.

Currently, there is no bank lien on the apartment.

The price of the apartment and parking is listed including the real estate agency's commission.

#### **LOCATION**

Bratislava Petržalka - Lúky

The apartment building is located near Panónská, which ensures quick travel to the city.

Public transport right next to the house - bus no. 93

Shops - TESCO Galeria or OC Danubia - 1.6km

Draždiak - 1.3km

**If you are interested in a viewing, please call: Ing. Gallová, tel: +421 940 609 235, gallova@expat.sk.**

@investment apartment for rent @parking

@1 only with us

@2 VISUALIZATIONS



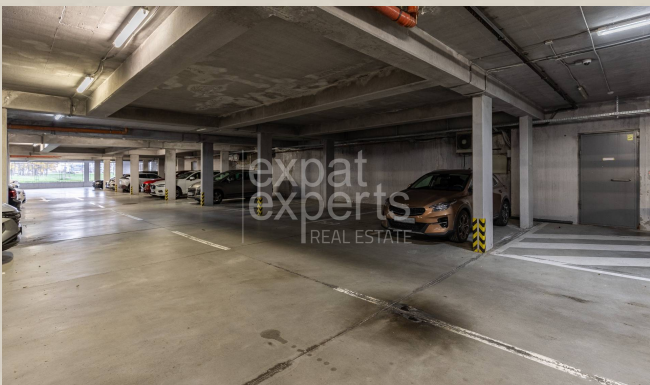
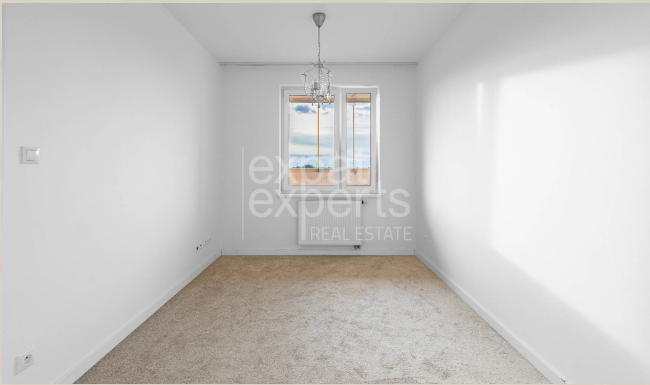
3D preview



Link to property



Video



3D preview



Link to property



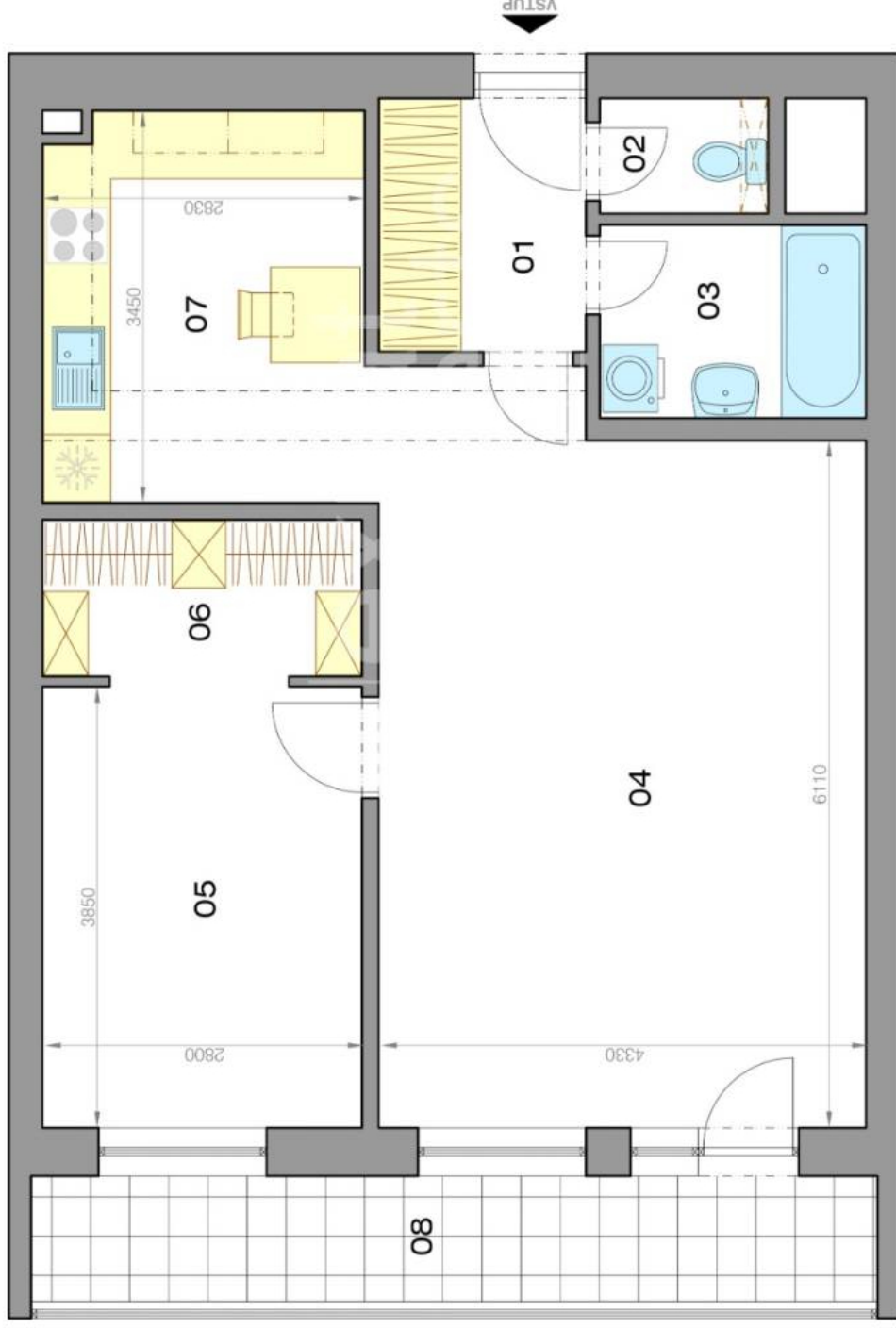
Video

**2-izbový byt**

**1-bedroom apartment**

**PETRŽÁLKA**

**Vyšehradská | BA V**



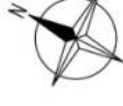
**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

01	CHODBA / HALL	4,10 m <sup>2</sup>
02	TOALETA / TOILET	1,45 m <sup>2</sup>
03	KÚPEĽŇA / BATHROOM	3,90 m <sup>2</sup>
04	OBÝVACIA IZBA / LIVING ROOM	26,75 m <sup>2</sup>
05	SPÁĽŇA / BEDROOM	10,75 m <sup>2</sup>
06	ŠATNÍK / WARDROBE	3,97 m <sup>2</sup>
07	KUCHYŇA / KITCHEN	9,55 m <sup>2</sup>

**ÚŽITKOVÁ PLOCHA / AREA**      **60,47 m<sup>2</sup>**

08 LODŽIA / LOGGIA      8,40 m<sup>2</sup>

**PRÍSLUŠENSTVO / AMENITIES**      **8,40 m<sup>2</sup>**



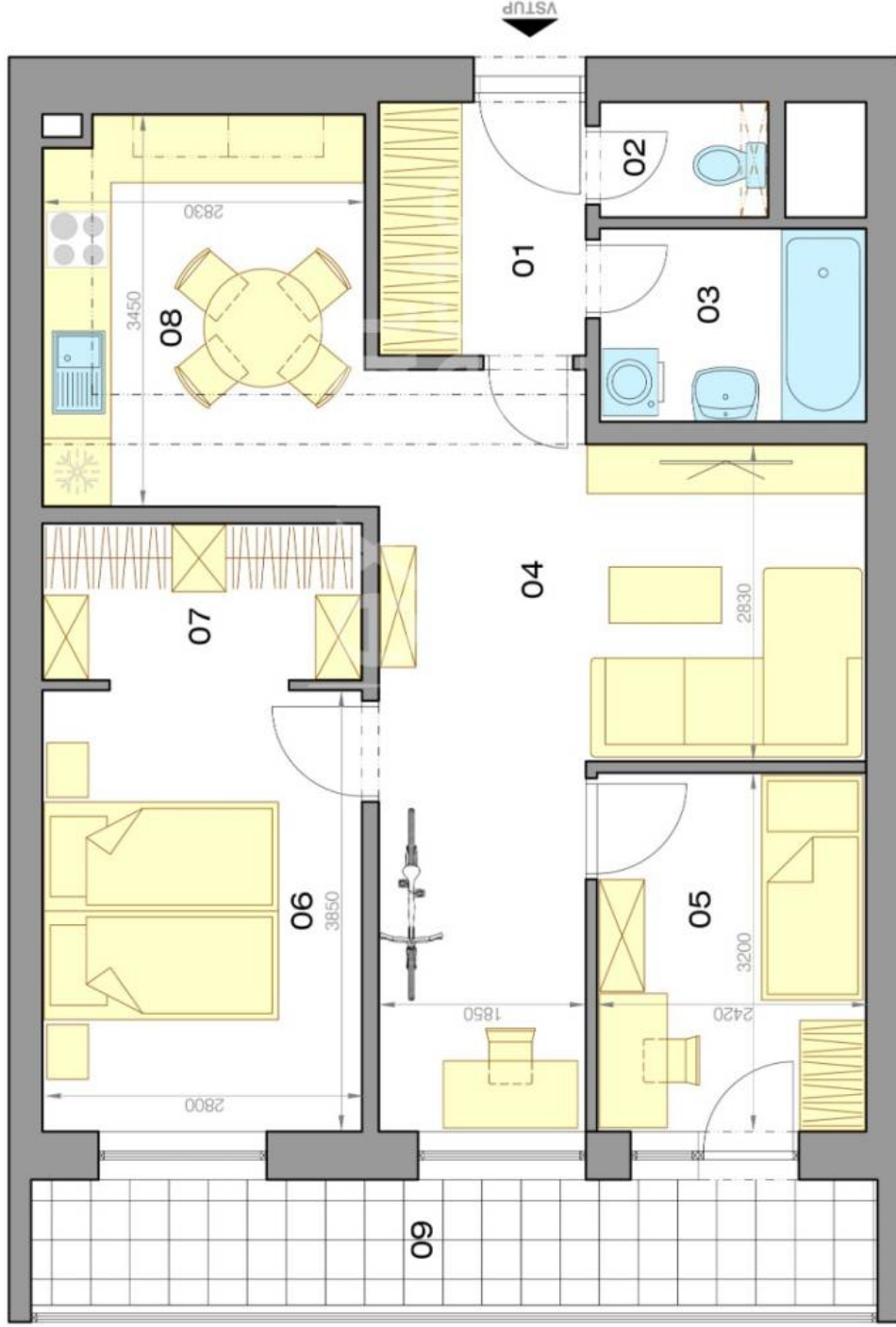
**CELKOVÁ PLOCHA / TOTAL**      **68,87 m<sup>2</sup>**

Výmery majú iba informatívny charakter

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**AKTUÁLNY STAV**

**3-izbový byt  
2-bedroom apartment  
PETRŽALKA  
Vyšehradská | BA V**



LEGENDA MIESTNOSTÍ / ROOMS LEGEND	
01	CHODBA / HALL 4,10 m <sup>2</sup>
02	TOALETA / TOILET 1,45 m <sup>2</sup>
03	KÚPEĽŇA / BATHROOM 3,90 m <sup>2</sup>
04	OBÝVACIA IZBA / LIVING ROOM 18,53 m <sup>2</sup>
05	IZBA / ROOM 7,75 m <sup>2</sup>
06	SPÁĽŇA / BEDROOM 10,75 m <sup>2</sup>
07	ŠATNÍK / WARDROBE 3,97 m <sup>2</sup>
08	KUCHYŇA / KITCHEN 9,55 m <sup>2</sup>
<b>ÚŽITKOVÁ PLOCHA / AREA 60,00 m<sup>2</sup></b>	

09	LODŽIA / LOGGIA 8,40 m <sup>2</sup>
<b>PRÍSLUŠENSTVO / AMENITIES 8,40 m<sup>2</sup></b>	



**CELKOVÁ PLOCHA / TOTAL 68,40 m<sup>2</sup>**

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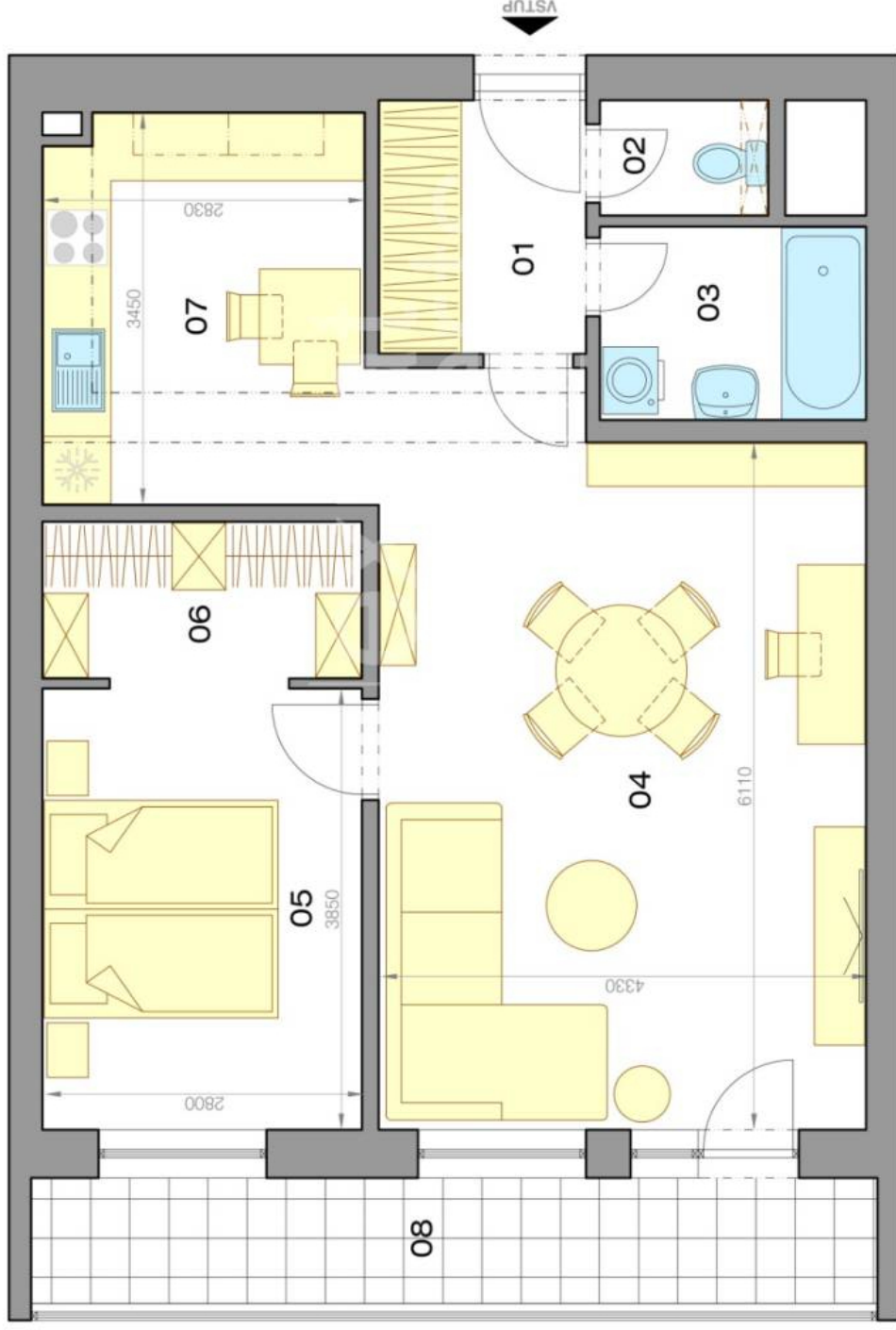
**ALTERNATÍVA "B"**

**2-izbový byt**

**1-bedroom apartment**

**PETRŽALKÁ**

**Vyšehradská | BA V**



**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

01	CHODBA / HALL	4,10 m <sup>2</sup>
02	TOALETA / TOILET	1,45 m <sup>2</sup>
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<b>ÚŽITKOVÁ PLOCHA / AREA</b>		<b>60,47 m<sup>2</sup></b>

08	LODŽIA / LOGGIA	8,40 m <sup>2</sup>
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<b>PRÍSLUŠENSTVO / AMENITIES</b>		<b>8,40 m<sup>2</sup></b>
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<b>CELKOVÁ PLOCHA / TOTAL</b>		<b>68,87 m<sup>2</sup></b>
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**ALTERNATÍVA "A"**