



1-bedroom apartment, 28th floor, with a view of downtown, Panorama  
Bratislava I - Staré Mesto - Landererova

FOR SALE

Price at broker

Property ID: 868541

Condition

**New building:** yes  
**Furnishing:** furnished  
**Orientation:** north  
**Building material:** Combined  
**Year of building approval:** 2016

Size

**Number of rooms:** 2  
**Usable area:** 57 m<sup>2</sup>  
**Total area:** 60 m<sup>2</sup>

Floor

28. of 33 floors  
**Elevator:** yes

Parking

indoor  
**Garage:** 1 car

Property equipment

**Bathroom:** 1x, bath  
**Windows:** aluminium  
**Loggia:** yes 2.50 m<sup>2</sup>  
**Utility room:** 3.20 m<sup>2</sup>  
**Air condition:** yes  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** central - common boiler room  
**Wheelchair access:** yes



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## Property description

**Modern 1-bedroom apartment with an area of 54 m<sup>2</sup>, fully furnished and immediately ready for rent, in the new building PANORAMA CITY Tower 2, in the city center on Landererova Street, beautiful view of the entire downtown and the city, north-facing apartment with a view from the 28th floor, with a 2.5 m<sup>2</sup> loggia and parking in the garage.**

We offer for sale a furnished apartment suitable for immediate move-in or for use as an investment in a rental apartment. The apartment, which has an area of 54 m<sup>2</sup>, has a basement of 3.2 m<sup>2</sup> and parking in a convenient parking space in the garage right on the 1st floor (at the level of the parking lot for YEME visitors, quick parking and exit from the building), entrance to the apartment with dry feet. The price of the parking space is separate from the price of the apartment, it is for sale for 40,000 Eur.

The apartment consists of two rooms - you enter the living room, which is spatially connected to the kitchenette optically separated from the living room. The loggia with an area of 2.5 m<sup>2</sup> is entered in the corner of the room. The second room has a separate bedroom with a double bed, wardrobe and library. The apartment is air-conditioned in the main room and bedroom. The bathroom has a bathtub, sink and toilet, plus there is a washing machine. There are 4 elevators in the building. Approved in 2016. The price includes the commission for the real estate agency.

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

**The area of the apartment is 54 m<sup>2</sup>, the area of the basement is 3.2 m<sup>2</sup>, the area of the loggia is 2.5 m<sup>2</sup>.**

**On the title deed it is listed as a non-residential space - apartment.**

The price of the apartment includes commission and legal and real estate services.

The furniture of the apartment is included in the price of the apartment, and in case of lack of interest in the furnished apartment, the price of the apartment will not be reduced.

As for renting, such an apartment can be rented for 1300 Euros including energy - the apartment is currently rented, you just need to sign a contract with the tenant for the next period.

### APARTMENT

- the apartment is located on the 28th floor of the TOWER II building. in Panorama City, the building has 33 floors
- ADLO security entrance doors
- aluminum windows and patio doors
- radiator heating, convectors in the floor at the entrance to the terrace
- air conditioning in the living room and bedroom
- interior doors and door frames veneer, hidden hinges, door height 210cm,
- oak wooden parquet floors throughout the apartment, tiles in the bathroom
- plasterboard ceiling
- L-shaped kitchen with built-in Whirlpool appliances (hob, electric oven, microwave, extractor hood, refrigerator with freezer), stainless steel sink with sink mixer. The kitchen does not have a built-in dishwasher.
- bar table at the end of the kitchen, two bar stools
- in the living room there is a sofa set with a table, furniture set, TV, work desk with office chair
- loggia with practical floor imitating a wooden floor, 2.5 m<sup>2</sup> area, roofed, with glass railing, bench for sitting and a table
- bathroom with entrance from the hallway has a bathtub, ceramic sink, mirror, wall-mounted toilet with concealed flushing, washing machine, ladder radiator, fan
- bedroom 14 m<sup>2</sup> with double bed, bedside table, with wardrobe, bookcase,

- video intercom and thermostat for controlling the temperature in the apartment

#### **CELLAR**

- on the 2nd floor, on a different floor than the parking space, it is relatively large - area 3.2 m<sup>2</sup>. The cellar belongs to the apartment, it is listed in the apartment's square footage on the title deed.

#### **GARAGE**

- on the 1st floor of the apartment building, there is 1 parking space, which is sold with this apartment, its price is 40,000 Euros and is added to the price of the apartment. Entrance to the apartment with dry feet by elevator.
- the parking space is on the practical 1st floor, where there is also a parking lot for visitors, which ensures quick parking and quick exit from the parking lot, you don't have to drive for a long time on the floors of the garage
- parking outside the garage for visitors is also possible in the Eurovea shopping center, which is near Panorama City

#### **APARTMENT COSTS**

- approx. 220 Euros per month for 1 person - this includes electricity, heating, hot and cold water, garbage collection, air conditioning of the apartment, security service at the reception, use of the garage. Plus, you pay 24 Euros for television and fiber optic internet.
- breakdown of apartment costs: administrator for apartment 170 Eur, administrator for parking in garage 30 Eur, electricity for apartment 20 Eur, internet and TV 24 Eur

#### **APARTMENT HOUSE**

- Panorama City apartment complex on Landererova near Eurovea was approved in 2016, consists of two 33-storey buildings Tower I. and Tower II., under the towers there is a multi-storey garage for apartment owners and non-residential premises (the first level is for YEME food and other businesses), -1st floor and second and third floors are for apartment owners,
- reception with 24-hour security service on the ground floor, there are also mailboxes, receptionists can take over parcels from couriers,
- 4 large-capacity elevators for 15-20 people
- on the ground floor there are a number of businesses, including YEME food store, nearby Eurovea shopping center and center shopping center Nivy
- to the historical city center, on Štúrovu ul, it is 1km, 13min. walk
- public transport stop right next to the building, or you can use public transport to Dostojevsky rad or at OC Nivy, or trams on Šafárikovo nám.

The apartment is currently rented through Booking, furnished as you can see in the photos, after purchase you can continue the lease agreement.

The property is owned by a person. There is a lien on the title deed.

The apartment can be purchased with financing through a mortgage loan with the possibility of drawing a loan of approximately 70-80% of the value of the property.

The price of the apartment and garage includes the real estate agency's commission.

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@furnished @parking @beautiful view

@1 only with us

@2 NEW BUILDING



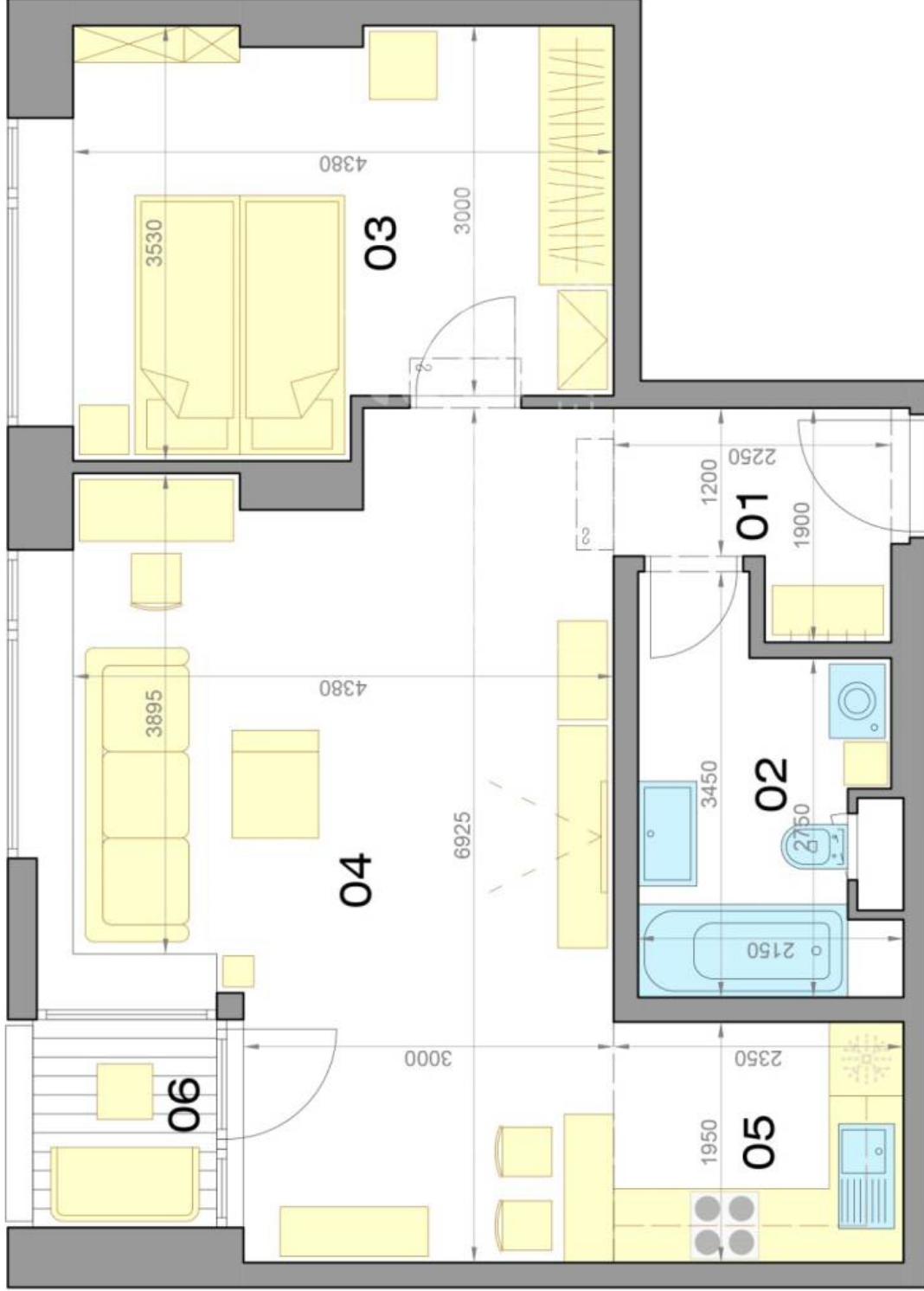
Link to property

**2-izbový apartmán**

**1 bedroom apartment**

**PANORAMA CITY**

**Landererova | BA I**



**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

|                               |                           |                            |
|-------------------------------|---------------------------|----------------------------|
| 01                            | PREDSIENĽ/HALL            | 3,58 m <sup>2</sup>        |
| 02                            | KÚPEĽŇA/BATHROOM          | 5,91 m <sup>2</sup>        |
| 03                            | SPÁĽŇA/BEDROOM            | 14,12 m <sup>2</sup>       |
| 04                            | OBÝVACIA IZBA/LIVING ROOM | 25,57 m <sup>2</sup>       |
| 05                            | KÚPEĽŇA/BATHROOM          | 4,54 m <sup>2</sup>        |
| <b>ÚŽITKOVÁ PLOCHA / AREA</b> |                           | <b>53,72 m<sup>2</sup></b> |

|    |                |                     |
|----|----------------|---------------------|
| 06 | LODŽIA/LOGGIA  | 2,49 m <sup>2</sup> |
|    | PIVNICA/CELLAR | 3,20 m <sup>2</sup> |

**PRÍSLUŠENSTVO / AMENITIES** **5,69 m<sup>2</sup>**



**CELKOVÁ PLOCHA / TOTAL** **59,41 m<sup>2</sup>**

Výmery majú iba informatívny charakter  
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