



1bdr apt 56m<sup>2</sup>, loggia, parking, KARLOVESKÉ RAMENO

Bratislava IV - Karlova Ves - Karloveské rameno - KARLOVESKÉ RAMENO

FOR SALE

291 900 €  
( 4 870 € / m<sup>2</sup> )

Property ID: 757640

#### Condition

**New building:** yes  
**Furnishing:** furnished  
**Orientation:** east  
**Year of building approval:** 2006

#### Size

**Number of rooms:** 2  
**Usable area:** 59.88 m<sup>2</sup>  
**Total area:** 64.87 m<sup>2</sup>

#### Floor

5. of 8 floors  
**Elevator:** yes

#### Parking

indoor  
**Garage:** 1 car

#### Property equipment

**Bathroom:** 1x, bath  
**Windows:** aluminium  
**Loggia:** yes - 16.00 m<sup>2</sup>  
**Utility room:** 3.44 m<sup>2</sup>  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** yes  
**Waste disposal:** yes  
**Wheelchair access:** yes



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## Property description

### **Pleasant 2-room apartment 60 m<sup>2</sup> + loggia 5 m<sup>2</sup>, KARLOVESKÉ RAMENO**

We offer exclusively for sale a pleasant sunny 2-bedroom apartment in the popular residential project KARLOVESKÉ RAMENO.

The area of the apartment is 56.44 m<sup>2</sup>, with a loggia of 4.99 m<sup>2</sup>, situated on the 5th floor/9, which is conveniently accessible by two elevators. The apartment is oriented to the east, overlooking the Danube and greenery. The apartment has a cellar of 3.44 m<sup>2</sup>.

The apartment is wheelchair accessible.

The apartment has a parking space in the underground garage and a cellar dungeon with an area of 3.44 m<sup>2</sup>.

### **LAYOUT**

The apartment consists of a hallway with built-in wardrobe, with access to the bathroom, separate toilet, living room connected to the kitchen and a separate bedroom.

Exit to the loggia is from both the living room and the bedroom.

The kitchen is equipped with all appliances (hob, electric oven, cooker hood, fridge-freezer, dishwasher, microwave).

The bathroom has a corner bath, a sink with cabinet and a washing machine. The toilet is separate, but connected by a door with the bathroom.

The apartment has aluminum windows with electrically operated blinds.

### **APARTMENT HOUSE**

The Karloveské rameno project was completed in 2006 and is still in great demand for its beautiful location, architecture and quality material design.

The house has fiber optic internet. The garage and common areas of the house are monitored by a camera system, the house has a security service.

The apartment is an ideal choice for a young couple or single person, or as a rental investment.

### **LOCATION**

The peaceful green location of Karloveské rameno is located a few minutes from the city centre, a short distance from the Danube river.

Within walking distance there are full amenities, lots of greenery, playgrounds, a built bike path, the Danube arm, a water museum with a beautiful park, shops, restaurants, cafes, services.

Within easy reach is a very good connection to the center and the highway, public transport with fast access to the city center.

### **PRICE**

The price of the apartment is 291.900,- EUR including the commission of the real estate agency and complete real estate and legal service.

The apartment also has a parking space in the underground garage of the residential building. The price of the parking space is 35.000,- EUR and is not included in the price of the apartment.

Price includes all furnishings. Available immediately after purchase.

Virtual tour: <https://my.matterport.com/show/?m=5apjzom7wkB>

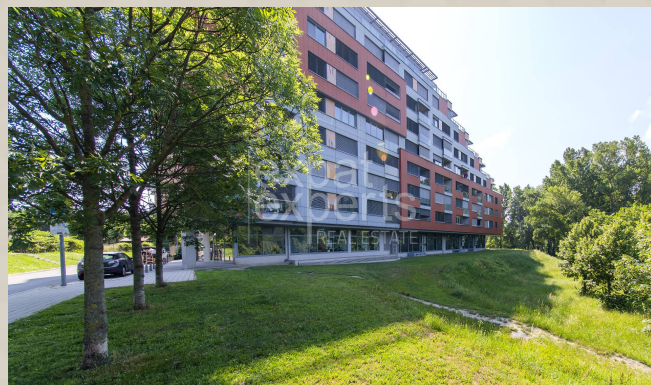
Video of the apartment: <https://www.youtube.com/watch?v=7NLQ3lgV97k>

**I look forward to seeing you at the inspection!**

**For more info please call: Tatiana Poláková +421 940 609 233, [polakova@expat.sk](mailto:polakova@expat.sk)**

@2 KARLOVESKÉ RAMENO





3D preview



Link to property



Video