



## 2-bdr apartment in a new building next to the forest in Lamač, 78m<sup>2</sup>

Bratislava IV - Lamač - Na barine

**FOR SALE**

**277 900 €**  
( 3 560 € / m<sup>2</sup> )

vrátane provízie pre RK

**Property ID: 655970**

### Condition

**New building:** yes  
**Furnishing:** furnished  
**Orientation:** south east  
**Building material:** brick  
**Year of building approval:** 2010

### Size

**Number of rooms:** 3  
**Usable area:** 78 m<sup>2</sup>  
**Total area:** 82 m<sup>2</sup>

### Floor

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

### Parking

outdoor

### Property equipment

**Bathroom:** 1x, bath  
**Windows:** plastic  
**Balcony:** yes 3.92 m<sup>2</sup>  
**Utility room:** 1.70 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

**Based on an exclusive contract with the owner, we offer for sale a 2-bedroom barrier-free spacious apartment with a balcony, elevator and available parking around the house, in a beautiful location near the forest, at the end of area Lamač, in a brick apartment building built in 2010, on the street Na barine. The area of the apartment is 75.9 m<sup>2</sup>, it is on the 1st floor (8), under the apartment are cellars on the ground floor. The balcony has 3.9 m<sup>2</sup>, plus the apartment has a cellar of 1.7 m<sup>2</sup>. In addition to outdoor parking spaces, it is possible to rent a garage parking space.**

The windows in the two bedrooms (16 m<sup>2</sup> and 11 m<sup>2</sup>) are oriented to the southwest, the living room is connected to the kitchen and the balcony (32 m<sup>2</sup>) is to the southeast, towards the forest and parking.

Parking to the apartment is in the outdoor parking lot built for residents of the apartment building, and you will find a place to park even in the evening. But if you are interested in parking in the garage of an apartment building, it is possible to rent such a place for 53 Euros per month.

**The price of the apartment includes a commission for the agency, which provides a complete real estate and legal service.**

Virtual tour: <https://my.matterport.com/show/?m=nK9tK16iVvS>

Video from the apartment - <https://www.youtube.com/watch?v=Qy17ZQGZU0>

**If you are interested in a tour, call: Ing. Gallová, phone: 0940 609 235, [gallova@expat.sk](mailto:gallova@expat.sk)**

### APARTMENT

- the apartment is located on the 1st floor of the 8th floor, below the apartment there are cellars on the ground floor
- you can get to the apartment without a single step - barrier-free access to the apartment
- entrance security door
- plastic windows with 2-glass, insect screens, interior aluminum blinds
- radiator heating
- water heating and heating controlled in the apartment via a heat exchanger (located in the footrest), measured consumption
- heating is controlled by a wall thermostat
- laminate flooring in the living room and bedrooms
- tiles in the hallway, kitchen, bathroom, toilet and balcony
- interior cladding frames and doors,
- telephone intercom in the apartment allows you to open the gate to the visitor at the entrance to the house
- data sockets in the rooms

### LIVING ROOM WITH KITCHEN

- kitchen with built-in appliances - BOSCH oven, ceramic hob, Whirlpool hood, free-standing refrigerator with AMICA freezer, stainless steel sink, lever sink mixer, in the kitchen is located behind the door washing machine Electrolux 6kg.
- living room connected to the kitchen and dining table with 4 chairs, in the living room there is a sofa and coffee table
- from the living room you enter a spacious balcony 4m<sup>2</sup> with a nice view, is oriented southeast, in the afternoon there is a pleasant shade

### BEDROOMS

all windows are under a niche and do not burn the sun directly into the windows, which ensures a pleasant climate and

sleep

- the bedroom of 16 m<sup>2</sup> currently has a large double bed and a built-in wardrobe, the windows are facing southwest and northwest,
- bedroom 11 m<sup>2</sup> has a current desk and two lockers, window to the street, southwest direction

#### BATHROOM, WC, ENTRANCE

- bathroom 4 m<sup>2</sup> has 1 JIKA washbasin, with lever faucet, mirror with backlight, corner acrylic bathtub with lever faucet, high cabinet, ladder radiator, shower curtain rod, fan,
- separate toilet with hanging toilet JIKA, concealed flushing Geberit, radiator, fan
- in the vestibule is a custom-made wardrobe for clothes and equipment of the apartment, e.g. vacuum cleaner

The apartment is sold as fully furnished (see photos), with kitchen and built-in appliances, built-in wardrobes, sofa, table, chairs, bathroom equipment, double bed, desk. Possibility to use for your own housing or for the purpose of further lease as an investment apartment. The only things the owners take away are paintings, bedside tables and curtains.

#### CELLAR

The cellar to the apartment is located on the ground floor, at the entrance to the apartment building. It is lined with wooden cladding and measures 95 x 180 cm.

#### PARKING

Parking to the apartment is in the outdoor parking lot built for residents of the apartment building (parking is on city land).

The capacity of the parking lot is sufficient and you will find free space here even in the evening.

For those who would like to park with dry feet in the garage directly under the apartment building, there is the possibility to rent parking for 53 euros per month (we must find out the current availability of this offer)

#### APARTMENT BUILDING

- the brick insulated apartment building in which the apartment is located was approved in 2010
- the price of the apartment also includes the share of common areas and land under and next to the apartment building
- the entrance door to the house is at the level of the parking lot, they can be opened from the apartment via an electronic doorman - if it is not locked, the door can be opened with a key
- barrier-free entrance, without a single step between the parking lot and the apartment
- personal lift
- at the level of the entrance to the house there are cellars and at the same time the entrance to the garages under the house (where you can rent a parking space for 53 months)
- parking to the apartment is in the outdoor parking lot built for residents of the apartment building (parking is on city land)
- surroundings of the house nicely landscaped, mown grass, trees
- right behind the apartment building is a forest with a stream, the forest is part of the Bratislava Forest Park
- there are smaller facilities and doctor's surgeries in the apartment building, but these are located further from the apartment

#### OPERATING COSTS



The cost of the apartment is 140 Euros per month.

The administrator is paid EUR 120 per apartment, for administration, heating, cold and hot water, waste collection and repair fund.

Electricity is 20 Euros, internet via Tcom costs 14 Euros.

#### **LOCATION**

Lamač is becoming an increasingly attractive location - its proximity to the forest and connections to the highway and bypass in the city.

Complete civic amenities - shops, schools, kindergartens.

Nearby football field, playgrounds and sports hall.

Opposite the highway is the Bory Mall, where a new hospital is being built.

#### **FUNDING PURCHASE OF APARTMENT**

There is no bank lien on the apartment. It is possible to draw a mortgage to buy an apartment.

The price of the apartment includes an agency commission.

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@ trouble-free parking

@ 1 new

@ 2 NEW BUILDING



3D preview



Link to property



Video

**3-izbový byt**  
**2 bedroom apartment**

**ulica Na barine**  
**Bratislava IV**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	CHODBA/HALL	11,61 m <sup>2</sup>
02	SPALŇA/BEDROOM	16,01 m <sup>2</sup>
03	IZBA/ROOM	10,95 m <sup>2</sup>
04	OBYVACIA IZBA/LIVING ROOM	17,20 m <sup>2</sup>
05	JEDÁLEŇ/DINING ROOM	10,18 m <sup>2</sup>
06	KUCHYŇA/KITCHEN	4,35 m <sup>2</sup>
07	KÚPEĽŇA/BATHROOM	4,11 m <sup>2</sup>
08	TOALETA/TOILET	1,49 m <sup>2</sup>

<b>PLOCHA CELKOM/TOTAL AREA</b>	<b>75,9 m<sup>2</sup></b>
09 BALKÓN/BALCONY	3,92 m <sup>2</sup>
10 PIVNICA/CELLAR	1,70 m <sup>2</sup>

