



2-bdrm apartment, loggia, 9/24 fl, 80m², Bajkalska, furnished, 2garage
Bratislava III - Nové Mesto - Bajkalská - III VEŽE

FOR SALE

349 000 €
(4 380 € / m²)

+ príplatok za garážové státie

Property ID: 641055

Condition

Condition: fully re-made
Furnishing: furnished
Orientation: south west
Year of construction: 2008
Year of building approval: 2009

Size

Number of rooms: 3
Usable area: 79.67 m²
Total area: 83.67 m²

Floor

9. of 24 floors
Elevator: yes

Parking

indoor
Garage: 2 cars

Property equipment

Bathroom: 1x, shower
Windows: aluminium
Loggia: yes - 18.18 m²
Utility room: 4.00 m²
Air condition: yes
Internet connection: optics
Cable TV: yes
Waste disposal: separable
Gas: no
Wheelchair access: yes



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Property description

b] Luxury 2-bedroom apartment 79.67 m², situated on the 9th/24 floor, in the middle tower of the 3-towers project on Bajkalská street, in a 12-year-old building. The apartment has a loggia 8.18 m², cellar 4 m² (on the 3rd floor) + possibility to buy 2 garage spaces (1st floor).

Virtual tour: <https://my.matterport.com/show/?m=dNQLYkrX3Ma>

DISPOSITION AND DESCRIPTION OF THE APARTMENT:

The apartment consists of a living room connected with a kitchen and access to the loggia, two separate bedrooms, a bathroom with a shower and a separate toilet with a sink. From the living room there is access to an 8,18 m² loggia, facing south with a view of Bajkalská, Bratislava Castle and Slavín. Bedrooms are situated on west. The apartment is sold furnished.

Equipment:

- ADLO security entrance door with camera
- aluminum windows and terrace doors with 3-glass with a lowered parapet and a beautiful view across the entire width of the room, with the possibility of ventilation through the window,
- smart home - remote controlled switches and plugs and a set of electricity,
- interior shading electric blinds on all windows, controlled by switches or via a tablet,
- remote-controlled heating, radiators in the apartment were replaced by design, lowered to the height of the window sill,
- air conditioning in the whole apartment - living room, both bedrooms, air conditioning also allows heating in the low season,
- interior veneer frames and doors with hidden hinges, made to measure, harmonized with the design of wooden parquets,
- full-area threshold-free wooden parquets throughout the apartment,
- electrically heated tiles in the bathroom and toilet,
- plasterboard ceiling and lighting built into the ceiling,
- Built-in ceiling speakers for listening to music in each room
- the whole apartment has custom-made furniture made by ART-IN-DECO,
- kitchen with built-in AEG appliances (induction stove, combined electric oven with microwave, built-in coffee maker, dishwasher, built-in hood, refrigerator with freezer, AEG washing machine for 7kg of laundry with dryer), granite sink, worktop and reduced kitchen tiles made of marble,
- a dining table and 4 leather-covered chairs connected to the kitchen
- KLER leather sofa (sofa plus armchair), custom-made furniture set, TV
- the bathroom has a large shower with dimensions of 100 x 200 cm with a thermostatic shower Hansgrohe, glazing with custom-made sliding doors, 2-washbasin with custom-made cabinet, with built-in chest of drawers, heated backlit mirror, stainless steel design ladder radiator, built-in ceiling speaker for listening to music, heated floor,
- in a separate toilet fully automatic wall-hung toilet together with a Geberit bidet, Geberit concealed flushing, washbasin with Hansgrohe faucet set in a design custom-made cabinet, touch -lit backlit mirror, heated floor, loudspeaker built into the ceiling for listening to music,
- master bedroom 13m² with a massive double bed, bedside tables, chest of drawers and built-in wardrobe, window facing west, air conditioning, built-in speakers in the ceiling for listening to music,
- second bedroom 17 m² (children's room) with two single beds, chest of drawers, built-in wardrobe, facing west, air conditioning, built-in speaker in the ceiling for listening to music,
- in the living room there is a fountain, the walls in the hallway and the living room are lined with natural hand-cut stone
- the apartment is also equipped with an electric water boiler, which is used in the summer during a hot water outage,
- possibility of connection to optical internet and KTV

Loggia

- wooden floor, rattan furniture, built-in speaker in the ceiling for listening to music,
- stainless steel flower pots

The cost of the apartment

- approx. 250 Euros per month for 3-4 people (includes electricity, heating, hot and cold water, waste fee, private security service, non-stop reception, land care and technology in the building, common areas electricity, common cleaning areas, repair fund, use of garage, amount for 2 parking spaces).

PARKING

- two garage spaces are located on the 1st floor and can be purchased for 20,000 Euros per 1 space. Entrance to the apartment by dry foot to elevator.
- short-term parking outside the garage for visitors is possible in outdoor paid parking lots around 3 towers, or in the nearby OC Vivo (Polus before)

APARTMENT BUILDING

The apartment complex of 3 towers on Bajkalská was approved in 2009, it consists of three 24-storey buildings, each tower includes:

- 24-hour reception
- the entrance to the house is provided by the receptionist, who works 24 hours a day,
- multi-storey garage for owners of apartments and non-residential premises
- 3 high-capacity elevators
- Each tower has its own fitness center and common room for private celebrations.
- There is a park on the roof with playgrounds and benches.
- on the ground floor there are smaller shops, services, groceries, restaurants, more services and shop are in nearby shopping center, a public swimming pool only a few minutes walking.
- Excellent public transport accessibility

PRICE:

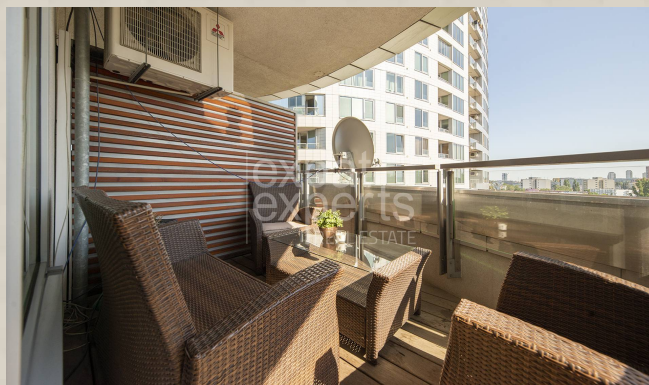
The price of the apartment is 349.000,- Eur, garage parking 20.000,- Eur / pc. **TOTAL 389.000,- EUR.**

The equipment of the apartment is included in the price. If you are not interested in a furnished apartment, the furniture will be moved out, but without affecting the price of the apartment.

The price is final and includes a fee for real estate and legal services.

We look forward to seeing you! Don't hesitate and the property can be yours!

@furnished @loggia @parking
@1New



3D preview



Link to property



Video

3-izbový byt
2 bedroom apartment

Bajkalská ulica
Bratislava III

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	13,4 m ²
02	IZBA/ROOM	16,1 m ²
03	SPÁĽŇA/BEDROOM	13,3 m ²
04	OBÝVACIA IZBA/LIVING ROOM	15,0 m ²
05	KUCHYŇA/KITCHEN	14,6 m ²
06	KUPEĽŇA/BATHROOM	4,0 m ²
07	TOALETA/TOILET	1,6 m ²
PLOCHA CELKOM/TOTAL AREA		78,0 m²
08	LODŽIA/LOGGIA	8,2 m ²
09	PIVNICA/CELLAR	4,0 m ²



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