



2-bedroom apartment for investment, Horský park, 87 m², loggia 10m²

Bratislava I - Staré Mesto - Martinengova

FOR SALE

359 900 €
(4 130 € / m²)

vrátane provízie RK

Property ID: 685913

Condition

Condition: reconstructed

Furnishing: furnished

Orientation: west

Building material: brick

Year of construction: 1994

Size

Number of rooms: 3

Usable area: 87 m²

Total area: 97 m²

Floor

1. of 5 floors

Elevator: yes

Parking

public

Property equipment

Bathroom: 1x, bath and shower

Windows: plastic

Loggia: yes 9.50 m²

Utility room: 1.80 m²

Air condition: no

Heating: central

Gas: no

Wheelchair access: no



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Property description

We offer you a 2-bedroom practical apartment on Martinengová street, after a complete renovation made in 2017, in Horský Park (Bratislava - Old Town). It is located on the 1st floor (5), in a 24-year-old renovated brick apartment building with an elevator. Yard behind the house with a garden and mature trees. Free parking on the street in front of the house. It is sold furnished, currently it is furnished a little differently. Due to the ongoing lease, we could not take photos of the apartment.

The area of the apartment is 87.4 m² (including a cellar of 1.8 m²), a loggia of 9.5 m² with a view of the greenery in the direction of Staré Grunty.

The price of the apartment includes the RK commission and complete legal service.

If you are interested in a tour, call: Ing. Miriam Gallová, phone: 0940 609 235, gallova@expat.sk

A FLAT

- the apartment is fully furnished (it was renovated 3 years ago), it is currently rented out and furnished a little differently than in the photos, due to the ongoing lease, it is not possible to rephotograph the apartment
- it is located on the raised ground floor of a 5-story brick building, however, the apartment building is built on a hill, so part of the apartment is on the raised ground floor facing the street and parking lot (bedrooms) and the part of the apartment facing the garden, with a loggia, is on the 1st floor and in of this part, there is another apartment under the apartment on the -1st floor
- the entrance to the apartment is not barrier-free, there are 4 stairs leading to the apartment building, then the apartment is located on the level of the entrance to the building, so the use of the elevator is not necessary,

FURNISHED APARTMENT

- entrance security door Sherlock
- double-glazed plastic windows and patio doors, interior blinds
- radiator heating, common heating from the heating plant
- plasterboard ceilings with spot lighting, ceiling 2.5m
- solid wooden parquet 2.5 cm, 7x varnished
- interior doors, panel frames

KITCHEN connected to the LIVING ROOM and LOGGIA

- connected open space with an optically separated living room has a size of 44m²
- kitchen unit with built-in Whirlpool stainless steel appliances (induction hob, electric oven, microwave oven, dishwasher, refrigerator with freezer, hood), Blanco sink, LG washing machine with dryer,
- dining table with 4 chairs
- there is a new sofa in the living room, it can be folded out for sleeping
- west orientation

LOGGIA

- a large 9.5 m² loggia with a new wooden floor made of teak boards (different from the photos)
- glazing with a frameless system
- possibility to place a small whirlpool on the loggia
- view towards the garden, direction Mlynská dolina
- orientation to the west

BEDROOMS

- the bedrooms have the same area of 12m², both are oriented to the east, towards the parking lot and the sidewalk in front of the house
- are at the level of the raised ground floor
- a bedroom with a French window - with a double bed with a canopy, 2 chests of drawers
- bedroom (children's room) with a window - currently with 1 single bed, closet

BATHROOM, TOILET

- the bathroom was enlarged compared to the original availability of this apartment, it has a nice 5 m²
- shower
- massage bath,
- sink,
- ladder radiator,
- Grohe faucets in the shower, bathtub and sink
- separate toilet - hanging toilet, concealed flushing

WARDROBE

- walk-in wardrobe in the corridor between the bathroom and the master bedroom
- wardrobe in the entrance to the apartment

WHAT IS INCLUDED IN THE PRICE OF THE APARTMENT

- the apartment is sold furnished, the owner will take away only the paintings

PARKING

- the apartment does not have reserved parking in the garage or a reserved space on the street, however, it is possible to park at any time near the apartment building
- possibility to rent or buy a garage in the house, which is a few meters away from the entrance, or rent a place on the street

APARTMENT HOUSE

- the house was approved in 1994, a brick apartment building that underwent renovation,
- there are 2 apartments on the floor
- new entrance to the house, door opening via electronic doorman, exit button for visitors
- the apartment building has an elevator (however, this apartment does not need to use an elevator)
- the entrance to the apartment building is not barrier-free, 4 stairs, plus a ramp for a stroller
- part of the price of the apartment is also a share of the common areas and the land on which the apartment building stands

OPERATING COSTS

The cost of the apartment is 227 Euros

- assessment from the administrator 178 Eur
- electricity 24 Eur
- internet and TV 25 Euro (apartment building has UPC and T-Com providers)

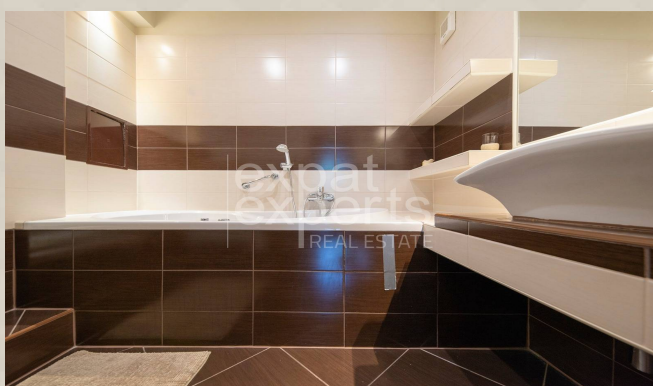
FINANCING

It is possible to take out a mortgage for the apartment upon purchase.

LOCATION

- the apartment building is located in the green area Holý vrch - Horský Park, in the Old Town - Bratislava I district.
- nearby is Horský park - a beautiful park suitable for walks, with a cafe
- desired location for living or long-term rentals
- not far from the apartment building Kraj grocery store, on Búdková road there is YEME grocery store, near Mlynská dolina Kaufland
- very good accessibility to the whole city - via the Lafranconi bridge, via Pražská in the direction of the city or via Patrónka in the direction of the D2 highway in the direction of Bohemia
- Public transport provided by bus no. 41

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3D preview



Link to property



Video

3-izbový byt

2 bedroom apartment

Martinengova ulica

Bratislava I

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	8,48 m ²
02	IZBA/ROOM	12,08 m ²
03	IZBA/ROOM	12,08 m ²
04	ŠATNÍK/WARDROBE	2,15 m ²
05	KÚPEĽŇA/BATHROOM	5,19 m ²
06	TOALETA/TOILET	1,15 m ²
07	KUCHYŇA/KITCHEN	19,80 m ²
08	OBYVACIA IZBA/LIVING ROOM	24,70 m ²
PLOCHA CELKOM/TOTAL AREA		85,63 m²
09	LODŽIA/LOGGIA	9,50 m ²
10	PIVNICA/CELLAR	1,80 m ²



Výmery majú iba informatívny charakter

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