



2bdr apt near forest, big kitchen, balcony, 2 outdoor parking

Bratislava IV - Dúbravka - ulica Martina Granca

FOR SALE

314 900 €
(3 860 € / m²)

Property ID: 741597

Condition

New building: yes
Furnishing: partly furnished
Orientation: north west
Building material: brick
Year of building approval: 2014

Size

Number of rooms: 3
Usable area: 81.44 m²
Total area: 81.44 m²

Floor

3. of 4 floors
Elevator: yes

Parking

outdoor

Property equipment

Bathroom: 1x, bath
Windows: plastic
Balcony: yes 3.60 m²
Utility room: 2.02 m²
Air condition: no
Internet connection: optics
Cable TV: yes
Heating: central - common boiler room
Gas: yes
Energy certificate: A
Wheelchair access: yes



Ing. Miriam Gallová

+421 940 609 235
gallova@expat.sk



add this contact to
your mobile

Property description

NEW PRICE - we exclusively offer for sale a bright 2-bedroom apartment near the forest, with a balcony, west orientation, on the 3rd floor (4) in an 8-year-old new building of projekt Tarjanne (YIT) on Martina Granca street. The apartment has a cellar and 2 outdoor parking spaces. This partially furnished apartment is located at the end of Dúbravka, near Devínská Kobyla, with a nearby connection to the highway and bypass.

The advantage of this apartment is:

- location near the forest and at the same time close to civic amenities,
- brick insulated new building with its own boiler room and solar collectors on the roof
- energy certificate A
- only 19 apartments in the entire apartment building
- barrier-free access to the house and apartment
- private parking for 2 cars at the apartment building
- there is underfloor heating in the entire apartment,

The area of the apartment on the title deed is 77.84 m² - of which the area of the apartment (without balcony) is 75.82 m² and the area of the cellar is 2.02 m². A plus to this area is the area of the balcony, which is 3.6 m². Whole area is 81.44 m².

The apartment includes **two outdoor parking spaces** in the parking lot near the apartment building, which are sold for 15,000 Euros together.

The apartment is available immediately after the sale and there is no lien on the title deed.

The apartment is sold partially furnished, the price includes a IKEA kitchen with built-in appliances, built-in wardrobes in both bedrooms and the entrance hall, and a double bed IKEA Malm 180x200cm. The price also includes lamps, curtains, a mirror cabinet in the bathroom and a washing machine. The price will not be reduced if you do not want to have any of it in the apartment.

Virtual 3D tour of the apartment: <https://my.matterport.com/show/?m=HVAkhMyUXC>

Video of the apartment: <https://youtu.be/QNUNIXgP6e4>

More information and arranging a visit: Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

EQUIPMENT OF THE APARTMENT

- plastic windows with 3-glass,
- nets on the windows, internal aluminum blinds
- underfloor hot water heating throughout the apartment, plus a ladder radiator in the bathroom
- the apartment is oriented to the west and north
- fine plaster on the walls and ceiling throughout the apartment, the apartment was completely painted white before the sale
- paneled white frames and solid white doors,
- entrance door to the apartment with fire safety mark Sherlock
- laminate floors with a uniform pattern throughout the apartment,
- bathroom and toilet with uniform tiles, high-quality sanitary ware and batteries
- Legrand switches and sockets, data sockets throughout the apartment,
- lighting with energy-saving LED bulbs throughout the apartment
- an electronic doorman, with which you can communicate from the apartment, as well as open the entrance door to the apartment building for visitors

- high-quality wardrobes in bedrooms and hallways,
- rails for curtains and drapes throughout the apartment

KITCHEN with LIVING ROOM (31.7 m²)

THE KITCHEN

- a large U-shaped kitchen unit, Ikea Metod with a comfortable height, white glossy,
- with built-in appliances - Eta refrigerator with freezer, Whirlpool 60cm dishwasher, Whirlpool glass ceramic hob, Whirlpool electric convection oven, Whirlpool microwave oven.
- Whirlpool hood with steam extraction outside the apartment, into the exhaust pipe,
- light color sink with sink faucet
- there are pull-out baskets for pots in the corner cabinet and also 80 cm wide drawers for cutlery and kitchen utensils.
- cooking gas is supplied to the kitchenette, it is not currently being used and the apartment does not have a gas meter (possible to set up later)

LIVING ROOM

- the living room is directly connected to the kitchen, the sofa is in the corner under the west-facing windows
- the television has a data and electrical outlet on the opposite wall
- corner windows have a ceiling double rail installed for hanging curtains and drapes

DINING CORNER

- the remaining part of the room with a window to the north is intended for a dining area,
- we currently have a dining table with 4 chairs and a sofa bed in this corner as part of home staging
- there is quite a lot of space for a "play corner" for a small child, for a work corner for a home office,
- in case of a larger visit, you can extend the table and host more people
- or if you don't have enough storage space in your current kitchen, you can have here tall kitchen cabinets or a wide American refrigerator.

BEDROOMS

ROOM 1 (15.5 m²)

- the bedroom is accessible from the corridor, it is located next to the bathroom
- right behind the entrance is a large corner built-in wardrobe with sliding doors, aluminum slats, lacobel doors,
- the floor plan of the room allows you to set up either a bedroom with a double bed - as is currently the case during the sale (see floor plan - variant A)
- or here you can set up a children's room with 2 beds and tables under the window (see floor plan - variant B)
- window orientation west
- installed curtain rod for hanging curtains or curtains

ROOM 2 (11.5 m²)

- a room with an entrance from the corridor, in the middle of the apartment, from which there is a balcony through a wide French window,
- behind the door is a built-in wardrobe with sliding doors, aluminum slats, lacobel doors,
- currently furnished as a room for one person (children's room, guest room, study)
- there is a single bed in it (see floor plan - variant A)
- but it is also possible to place a large double bed here, which would end where the carpet ends on the floor (see floor plan - variant B)

- window orientation west
- installed curtain rod for hanging curtains or curtains

BALCONY (3.6 m²)

- view of the surroundings of the apartment building and the forest in the background of the houses,
- orientation to the west and north, so there is sun in the afternoon
- space for two chairs and a table,
- the balcony has a rectangular dimension of 213 x 173 cm
- ceramic tiles on the floor
- there is another balcony above us, which creates a canopy over the balcony

THE BATHROOM

- enameled bath, Hansgrohe bath lever faucet
- Laufen wash basin with Hansgrohe lever faucet
- a cabinet with lighting and a mirror
- hot water ladder radiator
- washing machine siphon, Whirlpool washing machine,
- there is space in height so that the washing machine and dryer can be built on top of each other
- ventilator Vortice

SEPARATE TOILET

- Laufen hanging toilet, Geberit concealed flush
- small Laufen wash basin, with Hansgrohe lever faucet
- ventilator Vortice

ENTRANCE HALL

- Sherlock entrance security and fire doors
- currently there is a built-in wardrobe with hanging and shoe shelves in the hall, in which ceiling lighting was added in this part of the corridor, and a sliding door with a mirror was added to close this walk-in wardrobe,
- distribution box with circuit breakers,
- cabinet with data distribution and for placing the router
- electronic doorman for communicating with visitors and opening the front door to the apartment building
- thermostat for controlling floor heating
- there is a floor heating switchboard in the wardrobe

CELLAR

- located on the 1st floor of an apartment building in the room for cellar dungeons
- the cellar is 2.02 m², the dimensions of the cellar are 210 x 95 cm, it can fit a bicycle
- concrete floor
- steel structure and doors,

PARKING

- accessories of the apartment are 2 outdoor parking spaces next to each other, in the parking lot near the apartment building
- these stands cost a total of 15,000 Euros and are purchased separately for the apartment
- there is an easy access to the parking lot and there is also a stand for separated waste

- access from the parking lot to the apartment building is via a steel staircase or a sidewalk without steps

APARTMENT HOUSE

- the Tarjanne project was built and approved by the developer YIT in 2013-2014 and consists of 7 apartment buildings with garages, outdoor parking lots, a playground and landscaping between the apartment buildings, there is also a rainwater collection tank
- perimeter walls and partitions of apartments built from 250-300mm brick, facade insulated with mineral wool
- the apartment is located in an apartment building that was built and approved last, in 2014
- each apartment building has its own boiler room with gas boilers and roof solar collectors for DHW preparation, which saves 40% of DHW preparation costs
- the house has an energy certificate A in terms of energy consumption for heating and hot water preparation
- 4 apartments per floor (on the 3rd floor)
- barrier-free access from the street to the house and apartment,
- KONE personal lift for 6 people, load capacity 480 kg
- the entrance door to the apartment building is aluminum, it is opened with a chip or a key, leaving the apartment building is not handled by any exit button
- the stand for trash cans for sorted waste is freely accessible, in the parking lot next to the apartment building
- beautifully maintained green areas around the apartment building,
- a small playground for children in the Tarjanne part of the project,
- there is no room for bicycles, but the cellar can fit a full-length bicycle

LOCATION

- we are located at the very end of Dúbravka, near Devínská Kobyla, part of Brižite,
- you can enter the forest in two places, up above Tarjanne or down by the Záhradné vily project
- there is a lot of greenery, forest, playgrounds for children, kindergartens, schools, public transport in the vicinity
- the Kraj store, the Saratov shopping center (Billa), the Dubrava center (Tesco) are within walking distance, and you can drive to Bory in Devínská Nová Ves, where there are a number of shops, restaurants and a cinema in the Bory mall shopping center. There is also a new hospital here. In this section, in addition to OC Bory, you will also find home furnishing stores (Hornbach, Mobelix, Mercury Market) or stores such as Kaufland, Metro or Decathlon. Other shopping options are provided by shops in Lamač or Devínská Nová Ves.
- The nearest public transport stop is on Pri kríži street or Saratovská street, 700m from the apartment building
- it is 2.7 km to the highway bypass

COSTS

- electricity EUR 30, administrator approx. EUR 160 for 3 people (heating, water, administration, waste collection),
- optical internet and cable TV is currently available in the house from UPC and Orange providers, you can choose
- total: 190 EUR without internet

FINANCING

The apartment can also be financed with a mortgage. Currently, the apartment is not encumbered by any lien. An expert opinion has not yet been prepared.

We look forward to seeing you!

More information: Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

Photos (apartment, surroundings, drone footage), video, 3D scan, visualizations and floor plans are the property of Expat Experts real estate agency.

During the preparation of the apartment for sale, the apartment was completely painted, cleaned and furnished with furniture and furnishings as part of the Home-staging service of Expat Experts.

@own boiler room @parking 2x

@1 exclusively

@2 NEW BUILDING



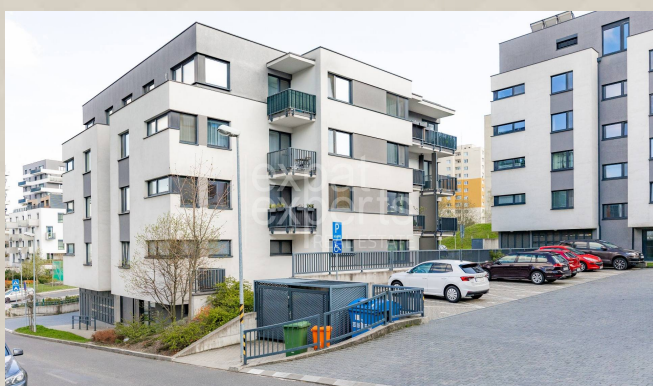
3D preview



Link to property



Video



3D preview



Link to property



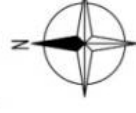
Video

3-izbový byt
2 bedroom apartment

ulica Martina Granca
Bratislava IV

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	8,67 m ²
02	ŠATNÍK/WARDROBE	2,75 m ²
03	TOALETA/TOILET	1,70 m ²
04	KÚPEĽŇA/BATHROOM	3,98 m ²
05	IZBA/ROOM	15,47 m ²
06	IZBA/ROOM	11,56 m ²
07	OBYVACIA IZBA/LIVING ROOM	23,56 m ²
08	KUCHYŇA/KITCHEN	8,14 m ²
PLOCHA CELKOM/TOTAL AREA		75,83 m²
09	BALKÓN/BALCONY	3,41 m ²
10	PIVNICA/CELLAR	2,01 m ²



Výmery majú iba informatívny charakter
© Expat Experts / Ing. Miroslav Strelec

Variant "A" - existujúci stav



3-izbový byt

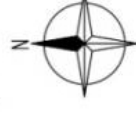
2 bedroom apartment

ulica Martina Granca

Bratislava IV

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	8,67 m ²
02	ŠATNÍK/WARDROBE	2,75 m ²
03	TOALETA/TOILET	1,70 m ²
04	KÚPEĽŇA/BATHROOM	3,98 m ²
05	IZBA/ROOM	15,47 m ²
06	IZBA/ROOM	11,56 m ²
07	OBYVACIA IZBA/LIVING ROOM	23,56 m ²
08	KUCHYŇA/KITCHEN	8,14 m ²
PLOCHA CELKOM/TOTAL AREA		75,83 m²
09	BALKÓN/BALCONY	3,41 m ²
10	PIVNICA/CELLAR	2,01 m ²



Výmery majú iba informatívny charakter

© Expat Experts / Ing. Miroslav Strelec

Variant "B" - navrhovaný stav

