











3-bdr apartment in new building, beautiful view, 10/16 floors, garage

Bratislava II - Ružinov - Mierová

FOR SALE

329 000 €

plus státie v garáži 25000, dohoda možná

Property ID: 715237

Condition

New building: yes
Furnishing: furnished
Orientation: north east
Building material: brick
Year of building approval: 2017

Size

Number of rooms: 4
Total area: 86 m²

Floor

10. of 16 floors
Elevator: yes

Parking

Garage: 1 car

Property equipment

Bathroom: 1x, bath
Windows: plastic
Loggia: yes4.94 m²
Utility room: 5.03 m²
Air condition: yes
Internet connection: optics
Cable TV: yes
Heating: central
Waste disposal: separable
Gas: no
Wheelchair access: yes



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Property description

Practical 3-bedroom apartment with a loggia, with a beautiful view, on the 10th floor in a 5-year-old new brick building on Mierová street, cellar, garage

We offer for sale a practically designed, air-conditioned, partially furnished 3-bedroom apartment with a very good layout, with a beautiful large kitchen, a large amount of storage space, in the 5-year-old apartment brick building at the intersection of Mierová, Tomášiková, Gagarinova streets, built in the popular location on the border between Ružinov and Prievoz, where there are complete civic amenities, and at the same time quick access to the city and motorway bypass of Bratislava. The apartment has complete privacy on the loggia, a view of the whole Ružinov, it is located on the 10th floor (16). There are 2 elevators, there is wheelchair access to the apartment building and the apartment. Northeast orientation. Parking for 1 car in the underground garage.

The area of the apartment is 76 m^2, plus the area of the loggia is 5 m^2, the apartment is sold with a cellar with an area of 5 m^2. Internal wide parking in the garage under the house is for an additional fee of 25,000 Euros.

The apartment is available immediately after the sale and there is no lien on the title deed. The apartment is sold partially furnished, of course a built-in kitchen with appliances, built-in wardrobes, built-in furniture and furniture in the bathroom, a double bed and a bed in the room are included in the price. Other things are taken by the owners and will remain only after agreement with the buyers.

Virtual 3D tour of the apartment: https://my.matterport.com/show/?m=e5yJnMgJnnr
Video of the apartment: https://www.youtube.com/watch?v=yH5W3JYF4fg&t=74s

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

A FLAT
The apartment has a very practical layout. Living room with entrance to the loggia with a beautiful view, connected to the kitchen and dining area. Sleeping area separated by a corridor. Three separate bedrooms with windows, each with a built-in wardrobe. Bathroom with bathtub and toilet, plus washing machine and dryer. Separate second toilet with sink.

EQUIPMENT OF THE APARTMENT
- double-glazed plastic windows,
- sliding glazing on the loggia
- nets on the windows, internal aluminum blinds
- electrically controlled white aluminum external roller blind with remote control,
- micro ventilation in every room
- Sinclair 5kW air conditioning unit, which is placed in such a way that it cools the entire apartment (cooling and heating), the possibility to control the air conditioning via Wi-Fi with a mobile phone, installation 1 year ago
- radiator heating with hot water heating, (in the living room there is a thermostat for the whole apartment)
- there is an apartment heat transfer station in the apartment, thanks to which the owner of the apartment can turn on hot water at any time of the day, even at night, and heat the apartment at any time of the year, even during the summer and intermediate heating season
- the apartment is very pleasant and warm, it is not necessary to heat much even during the winter, low heat consumption
- laminate floors with a uniform pattern throughout the apartment,
- paneling frames and doors, oak decor

- the doors in the apartment are all with a toilet rosette, not with a key
- fire safety entrance door to the apartment, mark Sherlock
- bathroom and toilet with uniform paving and tiling,
- high-quality wiring, Legrand switches and sockets, fire alarms
- 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

KITCHEN with dining room

- custom-made kitchen unit, matt white combination on the upper cabinets, oak decor on the lower cabinets and on the worktop and back panel
- with built-in appliances - Whirlpool refrigerator with freezer, Electrolux glass ceramic hob, Beko electric convection oven, Electrolux microwave oven with grill, 60 cm wide Beko dishwasher,
- black ceramic sink with lever tilting faucet (so that the window can be opened)
- Whirlpool ceiling hood with exhaust piped to the facade outside the apartment
- hidden retractable electric sockets in two places in the worktop, suitable for e.g. for connecting a mixer or other appliance
- a large number of drawers and cabinets, including a carousel in the corner, the cabinets are also located on the outside of the kitchen unit
- drawers and doors with slow and quiet closing,
- laminate kitchen worktop with oak decor, scratch-resistant, in place near the cooking zone with a depth of up to 95 cm
- lighting of the work area in the plasterboard ramp or LED strip with a touch switch,
- the kitchen has a window, facing north
- in addition to the sink faucet, there is also a reverse osmosis water faucet on the sink (can be left by the owner upon agreement, not included in the price)
- the kitchen also has a 400V electrical connection and the appliances in the kitchen are on several circuit breakers

LIVING ROOM

- the living room is directly connected to the kitchen, optically separated by the kitchen counter, with access to the loggia
- corner sofa set, the conference table, TV table and TV are not included in the price of the apartment
- the shelves on the wall, on which the flowers are placed, have a load capacity of 15 kg each
- orientation of rooms to the north,
- balcony window and door, with horizontally retractable insect net

LOGGIA 5m^2

- a spacious loggia with a beautiful view of the whole of Ružinov
- orientation to the north,
- glazed with a sliding balcony system,
- wooden terrace floor
- ceiling dryer for clothes
- folding wooden table and two chairs, shelves
- external air conditioning unit,
- the light

BEDROOMS

ROOM 1
- the bedroom is accessible from the corridor, it is right next to the bathroom
- double bed 180x200 cm facing north, with sprung slats and mattresses
- large built-in wardrobe with sliding doors, 4m
- orientation of the window towards the east
- there are films on the windows against the sun and during the day they reflect and you cannot see into the room

ROOM 2
- a room next to the master bedroom, at that time used as a home office
- work desk and office chair (not included in price)
- file cabinet
- built-in wardrobe with sliding doors, 2m
- orientation of the window towards the east
- there is a film against the sun on one wing of the window and during the day it is reflected and cannot be seen into the room

ROOM 3
- the smallest of the bedrooms,
- a desk and a chair placed under the corner window facing northeast
- bed 90x200cm with storage space, shelves for flowers
- built-in wardrobe with sliding doors, 2m

THE BATHROOM
- enameled bathtub with a folding 2-part screen, lining near the bathtub up to the height of the door
- bathtub lever mixer complete with rain shower head and hand shower, Grohe outlet
- wide 100x48cm crushed marble sink IKEA, with 2 lever faucets brand Alpi and 1 outlet,
- sink cabinet IKEA with 2 drawers, veneer
- Mirror
- hanging toilet with added bidet, built-in concealed flushing Grohe
- hot water ladder radiator
- washing machine and dryer tower AEG, capacity 7 kg (it can be left after agreement, it is not included in the price of the apartment)
- shelves, dryers
- ventilator Vortices

SEPARATE TOILET
- second toilet in the apartment
- hanging toilet, built-in concealed flushing Grohe
- small sink, with lever faucet
- ventilator Vortices

HALLWAY in front of the bedrooms

- built-in wardrobe with sliding doors
- custom cabinets and shelving system with additional storage space

ENTRANCE HALL
- hanger and shoe rack for currently worn items and shoes
- Sinclair 5kW air conditioning unit, which is placed in such a way that it cools the entire apartment (cooling and heating), the possibility to control the air conditioning via Wi-Fi with a mobile phone, installation 1 year ago
- space for placing the router in the wall
- electronic doorman for communicating with visitors and opening the front door to the apartment building

CELLAR
- located in the basement, on the -1st floor
- brick cellar with door, area 5m^2, 2.67 x 1.9m,
- ceiling light,
- metal shelf,
- concrete floor

PARKING
- the apartment offers for sale 1 parking space in the garage under the house, its price is 25,000 Euros, it is not included in the price of the apartment
- a wide place with dimensions of 3.3m x 5.7m, 18m^2
- bordered by pillars, there is no risk of damage from opening the doors of cars parked next to you
- the advantage is the location in the main public garage where there is a camera system and greater movement of people,
- you don't have to cross the ramp to the lower floors of the garage, you can park and leave the garage faster
- the garage has two entrances to the ramp and two exits, entrance from Gagarinova Street and Mierová Street, exit to Mierová Street
- the entrance to the garage is 2.10m high
- the advantage is the possibility of parking visitors for 2 hours for free in public parking spaces in the garage, additional hours for 1 euro
- from the garage you can take the elevator directly to the apartment through the corridor near the cellars or use the stairs and the main entrance to the apartment building
- near Mierová Street, there is a smaller outdoor parking lot also intended for residents of Perla Ružinova
- from the garage to the inner courtyard can be reached by a separate elevator

FLAT HOUSE
- Perimeter walls and partitions of apartments built of brick, facade insulated with Kingspan Kooltherm resol foam with excellent values of thermal insulation properties
- Perla Ružinova consists of 5 high-rise apartment buildings, with polyfunctionality on the lower floors, which provides the residents of the apartment buildings with a large number of diverse businesses within walking distance of the apartments
- the apartment is located in the 2nd stage of Perla Ružinova, which was approved 5 years ago, in 2017
- 6 apartments on the floor
- barrier-free access from the street to the apartment
- passenger elevator and freight elevator

- the entrance door to the apartment building is opened with a chip, exit via the Exit button, entrance to the garage via ramps, by card
- stand for trash cans in the area between the houses, with all types of trash cans, chip entry
- beautifully maintained green areas in the yard,
- community grill for residents of the apartment building
- apartment buildings have a janitor who takes care of all necessary maintenance
- there is no room for bicycles

LOCATION

- location on the border between Ružinov and old Prievoz
- in the premises of Perla Ružinova you will find: Tesco and Žabka groceries, Teta drugstore, several banks - VÚB, ČSOB, Privat banka and across the road Tatrabanka, flower shop, two fitness centers, confectionery, Domino's pizzeria, Sushi House restaurant, second hand clothes, barber shop, pharmacy, opticians, dental clinics, general practitioner for adults,
- nearby, across the intersection, there is a kindergarten, an elementary school, a church,
- near Retro house with other shops
- Public transport stop right next to the house
- to the city center along Gagarinova street, it is a 7-minute drive to Eurovea and the embankment
- it is 1 km to the highway bypass

COSTS

electricity 50 EUR, apartment building manager approx. 137 EUR (heating, water, administration, waste collection), 1 x parking space in the garage 13 EUR, 1 x cellar 3 EUR,
internet and cable TV - currently is available in the apartment Orange , possibility to connect T-com, price 23 Euros
total costs: 210 EUR
- the amount paid to the administrator for common costs is calculated according to the consumption of cold water in the apartments

Does not stay in the apartment (possibility to leave after agreement)
- sofa set,
- conference table
- TV table and TV
- dining table and chairs
- desk and chair in the office room
- washing machine and dryer
- kitchen equipment (small appliances, dishes) except built-in appliances
- reverse osmosis (water filtration with an additional battery on the sink)

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

@beautiful view @storage space @parking

@1 new
@2 NEW BUILDING










3D preview

Link to property

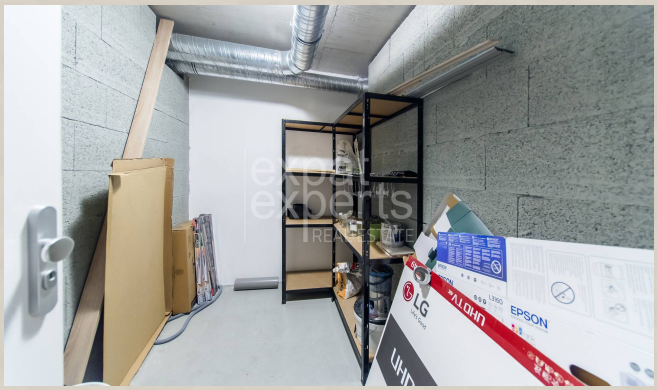
Video













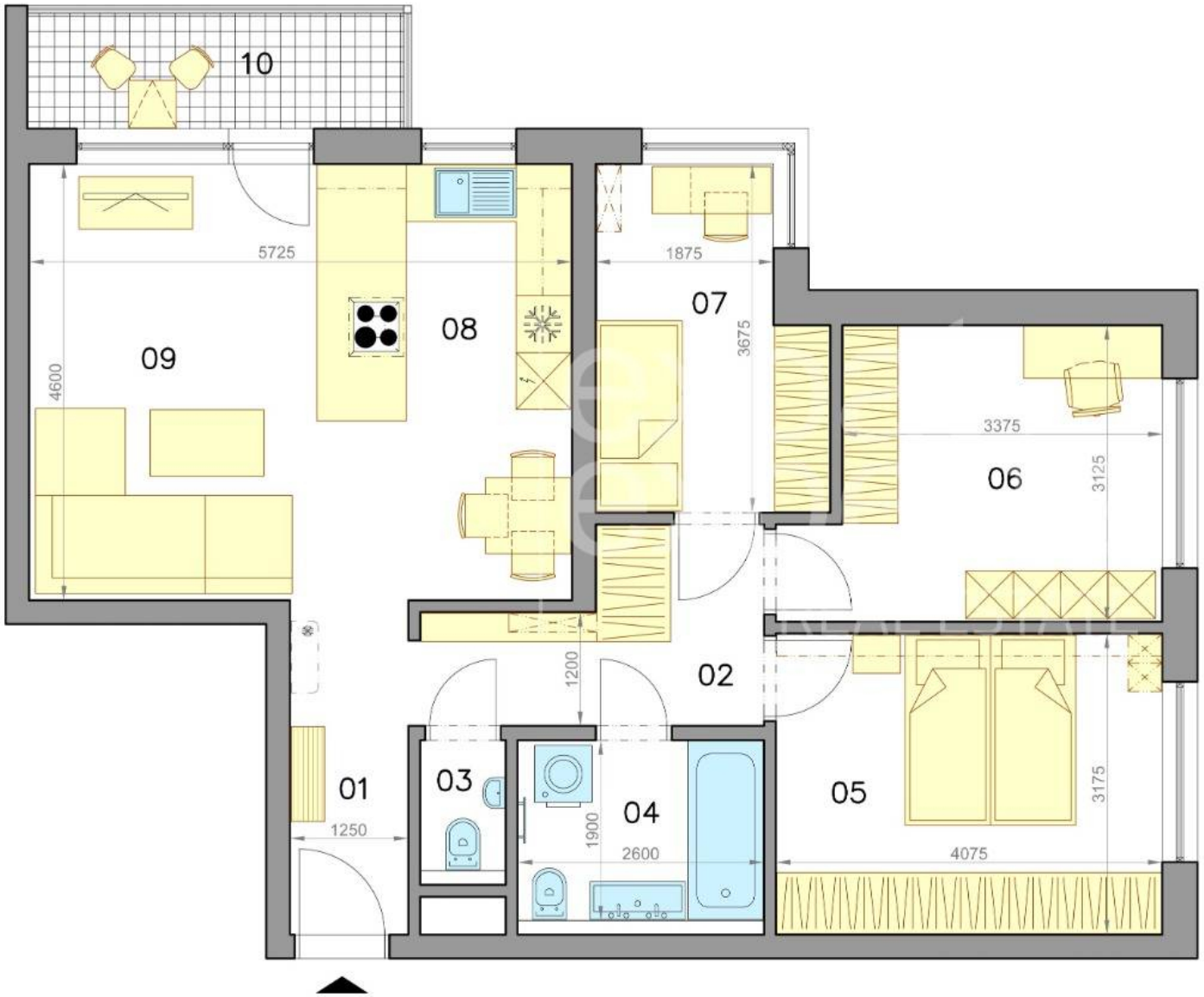




3D preview

Link to property

Video



expat experts REAL ESTATE

4-izbový byt
3 bedroom apartment

Mierová ulica
Bratislava II

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS		
01	VSTUPNÁ CHODBA/ENTRANCE HALL	4,38 m²
02	CHODBA/HALL	6,10 m²
03	TOALETA/TOILET	1,37 m²
04	KÚPEĽŇA/BATHROOM	5,33 m²
05	SPÁLŇA/BEDROOM	12,94 m²
06	IZBA/ROOM	11,16 m²
07	IZBA/ROOM	8,23 m²
08	KUCHYŇA/KITCHEN	7,31 m²
09	OBÝVACIA IZBA/LIVING ROOM	19,20 m²
PLOCHA CELKOM/TOTAL AREA		**76,02 m²**
10	LODŽIA/LOGGIA	4,94 m²
11	PIVNICA/CELLAR	5,03 m²
12	PARKOVACIE MIESTO/PARKING AREA	17,67 m²

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Výmery majú iba informatívny charakter

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