



Beautiful attic studio with view possiblity of remaking to apartments

Bratislava III - Nové Mesto

FOR SALE

849 900 €
(1 910 € / m²)

Property ID: 606962

Condition

Size

Number of rooms: 14
Usable area: 444 m²
Total area: 485 m²

Floor

6. of 7 floors
Floor: last floor
Elevator: yes

Parking

public

Property equipment

Bathroom: 2x, yes
Loggia: yes - 341.00 m²
Air condition: yes
Internet connection: local provider



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Property description

b] Beautiful attic studio with an area of up to 444 m^2, 3 x terrace with a total area 41 m^2, with a view of the city and with modifications to the apartments, Bratislava - Nové mesto.

STUDIO - ATTIC is located on the 6th and 7th floors, with a total area of 444 m^2. The space includes 2 terraces (on 7th floor) overlooking Bratislava Castle or Koliba and 1 loggia (on 6th floor), the total area is 41 m^2. The space is completely renovated in 2011, technically fully secured and equipped (including internet connection, TV, telephone), and is fully air conditioned. Heating is gas, common for the whole space in two separate circuits according to the floor. The space has a multifunctional use. It is suitable as a studio for a creative society, while the floor plan solution is ready for use by up to a 50-member team, or after re-approval and reconstruction, suitable for housing. It can be used for living in the studio, or after re-approval for apartments, suitable for two to four housing units (2-room, 3-room 2x, 4 (5)-room). We send a proposal for the division of space into apartments on request.

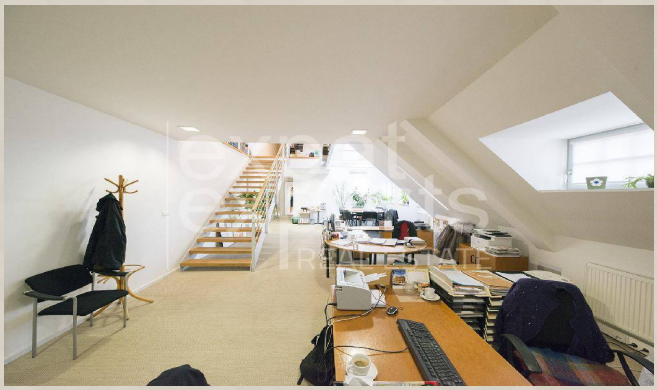
DISPOSITION 6 NP:
The space on the 6th floor has a total area of 195.25 m^2 + loggia 3.97 m^2. It consists of 4 separate offices, open space, archive, kitchen, toilets for women, including showers and toilets for men.

DISPOSITION 7 NP:
The space on the 7th floor has a total area of 290.44 m^2, of which the loggia is 8.13 m^2 and the terrace is 28.92 m^2. The space consists of two open parts of 80.9 m^2 and 48.91 m^2 and 5 offices, storage, server room, boiler room, kitchen preparation, separate toilets for men and women.

RESIDENTIAL BUILDING has an insulated and renovated facade, a new roof and an elevator up to the floor to the entrance to the space. It is located in a quiet area of Legiodomov near Račianske mýto with ideal public transport access. The space is located in the wider city center, where parking conditions for cars are acceptable. Only few meters there is a spacious multifunctional playground and a children's corner with climbing frames for the little ones.

Total price: EUR 849.900,- (including VAT and brokerage commission). VAT can be deducted. More information directly from the broker.

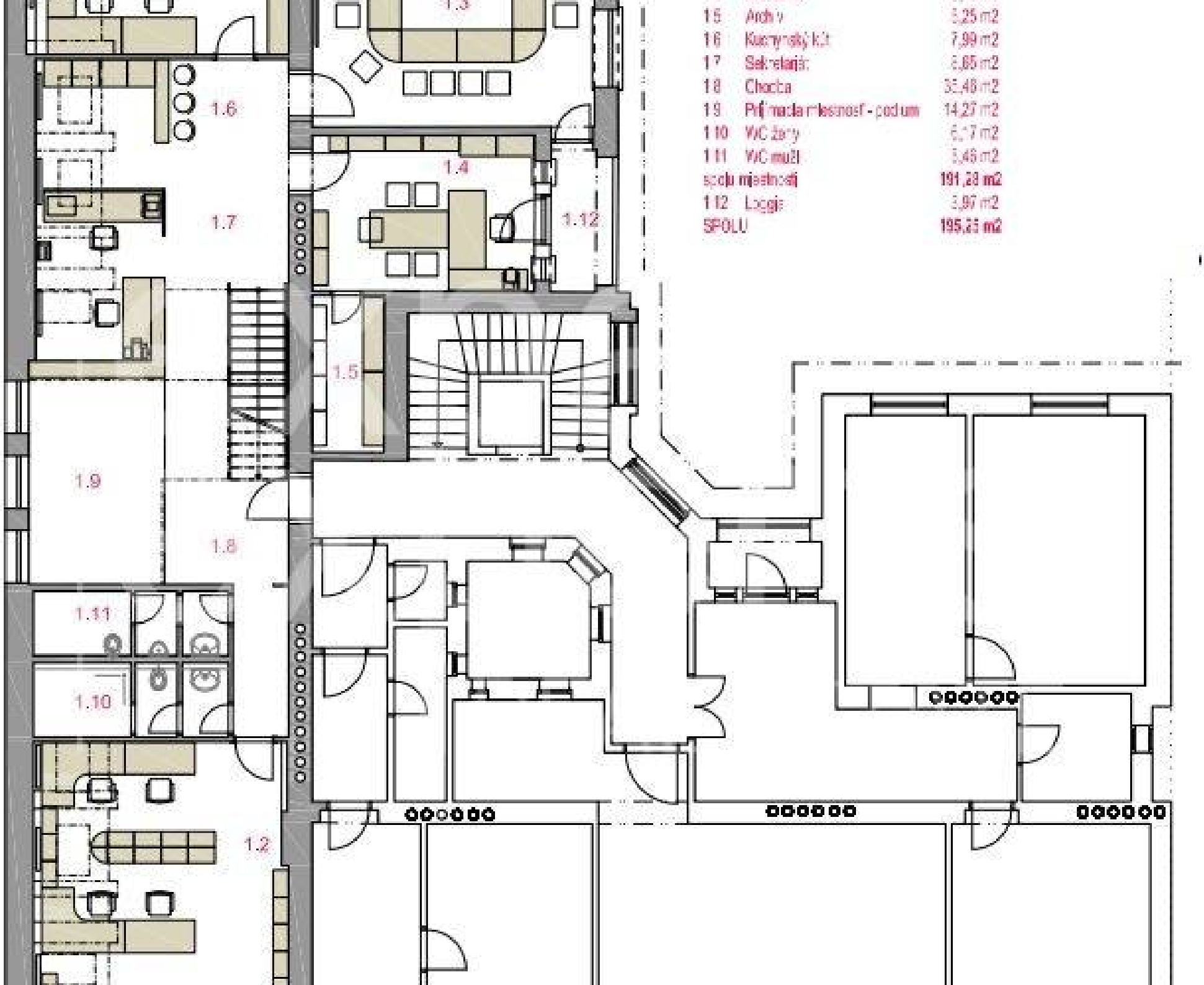
@nice view @terrace

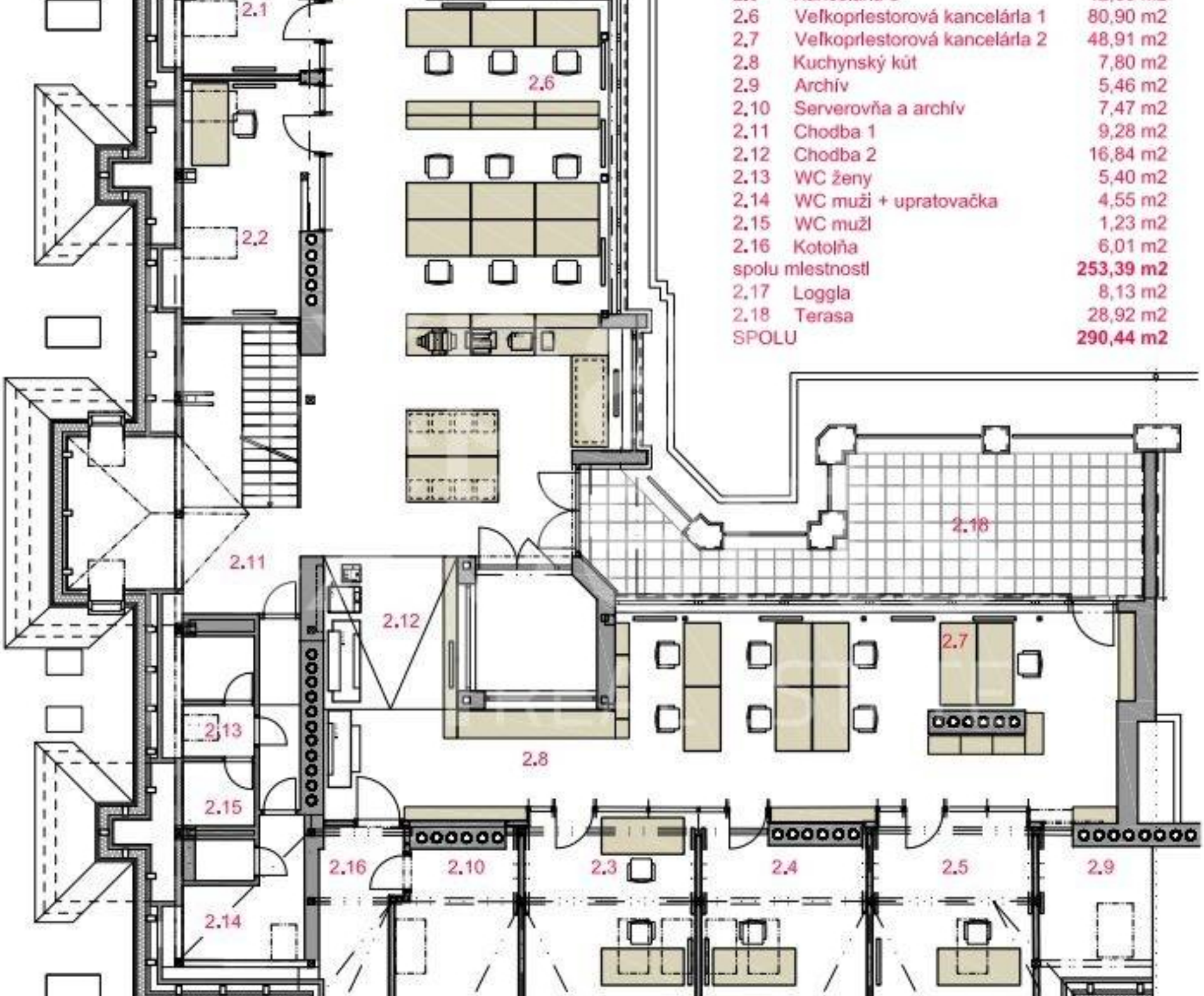





Link to property



15	Archív	5,25 m2
16	Kuchynský kút	7,99 m2
17	Sekretariát	8,65 m2
18	Chodba	35,48 m2
19	Prípojacia miestnosť - podium	14,27 m2
110	WC ženy	6,17 m2
111	WC muži	5,45 m2
spolu miestnosti		191,28 m2
112	Loggia	3,97 m2
SPOLU		195,25 m2



2.6	Veľkoprlestorová kancelárla 1	80,90 m2
2.7	Veľkoprlestorová kancelárla 2	48,91 m2
2.8	Kuchynský kút	7,80 m2
2.9	Archív	5,46 m2
2.10	Serverovňa a archív	7,47 m2
2.11	Chodba 1	9,28 m2
2.12	Chodba 2	16,84 m2
2.13	WC ženy	5,40 m2
2.14	WC muži + upratovačka	4,55 m2
2.15	WC mužI	1,23 m2
2.16	Kotolňa	6,01 m2
spolu mlestnostI		**253,39 m2**
2.17	Loggla	8,13 m2
2.18	Terasa	28,92 m2
SPOLU		**290,44 m2**