



SOLD 2-bdrm aptm. 80m<sup>2</sup>, 13/24 fl, loggia, 2 parkings, Bajkalska  
Bratislava III - Nové Mesto - Bajkalská - III VEŽE

FOR SALE

309 000 €  
(3 870 € / m<sup>2</sup>)

Property ID: 649386

+ príplatok za garážové státie

Condition

**Condition:** original condition

**Furnishing:** furnished

**Orientation:** south west

**Year of construction:** 2008

**Year of building approval:** 2009

Size

**Number of rooms:** 3

**Usable area:** 79.72 m<sup>2</sup>

Floor

13. of 24 floors

**Elevator:** yes

Parking

indoor

**Garage:** 2 cars

Property equipment

**Bathroom:** 1x, shower

**Windows:** aluminium

**Loggia:** yes 8.18 m<sup>2</sup>

**Air condition:** yes

**Internet connection:** optics

**Cable TV:** yes

**Waste disposal:** separable

**Gas:** no

**Wheelchair access:** yes



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## Property description

**Exclusively we offer a sunny 3-room apartment 79.72 m<sup>2</sup>, situated on the 13th floor / 24 in tower No. 1 of project III towers on Bajkalska street. The apartment has a loggia 8.18 m<sup>2</sup> and 2 garage spaces for an additional fee.**

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

### **DISPOSITION AND DESCRIPTION OF THE APARTMENT:**

Layout: 2 separate impassable rooms, living room connected to the kitchen, bathroom with shower and bath, separate toilet with sink.

From the living room there is access to an 8.18 m<sup>2</sup> loggia, heading south with a view of Štrkovec lake, Ruzinov, Bajkalska street, city center. Bedroom facing west with a view of Bratislava Castle and Slavín.

The apartment is sold with equipment in the sense of the description and photos, except for the electronic piano and small appliances.

Equipment and furniture:

- entrance security door
- aluminum windows and terrace doors with 3-glass, with the possibility of ventilation through the window,
- interior blinds manually operated on all windows,
- heating via radiators, 2x air conditioning unit,
- kitchen with built-in appliances brand (Bosch hob, Whirlpool electric oven, extractor hood, dishwasher, refrigerator with Samsung freezer, free-standing freezer 2x, water treatment, microwave).
- dining table and 4 chairs
- sofa, living room furniture set, SMART TV 64 "brand Samsung
- in the bathroom there is a shower, bath, sink, washing machine Samsung, and storage cabinet
- in the separate toilet Geberit with sink and battery
- 2 built-in wardrobes in the bedroom and children's room
- possibility of connection to optical internet and KTV

The cost of the apartment

- approx. 230 Eur per month for 4 people (includes heating, hot and cold water, garbage collection, private security service, non-stop reception, land care and technology in the building, common areas electricity, common areas cleaning, repair fund, use of garage).
- electricity 40 Eur,
- internet 20 Eur

### **PARKING**

- there are two garage spaces available at -1. floor and 3rd floor
- Purchase of at least 1 parking space is a condition.
- the price for a parking space is 20,000 for each place, with the purchase of both places the price is only 38.000,- Eur

### **APARTMENT BUILDING**

The apartment complex of 3 towers on Bajkalska 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 big celebrations.
- There is a park on the roof with playgrounds and benches.
- on the ground floor there are a number of establishments, including groceries, restaurants, plus dozens of establishments in a nearby shopping center, a public swimming pool,
- Public transport accessibility very good from several directions

**PRICE:**

**TOTAL PRICE: 347.000,- EUR.** The price of the apartment is 309.000,- Eur, garage parking 20.000,- Eur (situated on -1. floor) and 18.000,- Eur (situated on 3. floor).

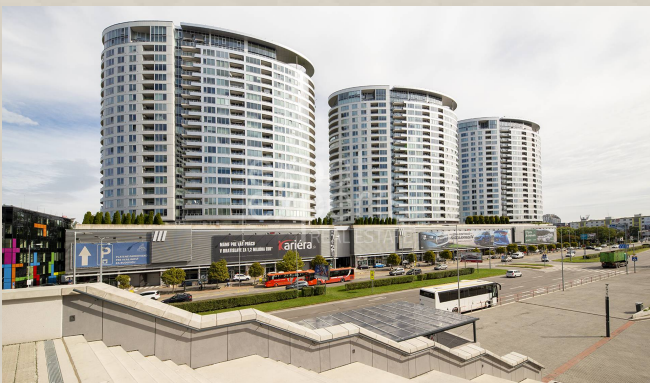
The sale of an apartment with equipment is preferred, as the owners plan to go abroad.

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

We look forward to seeing you on a tour! Feel free to contact us.

@furnished @loggia @parking

@1 sold



3D preview



Link to property



Video

**3-izbový byt**  
**2 bedroom apartment**

**Bajkalská ulica**  
**Bratislava III**

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	13,60 m <sup>2</sup>
02	IZBA/ROOM	16,27 m <sup>2</sup>
03	IZBA/ROOM	13,35 m <sup>2</sup>
04	OBÝVACIA IZBA/LIVING ROOM	15,95 m <sup>2</sup>
05	KUCHYŇA/KITCHEN	14,85 m <sup>2</sup>
06	KÚPEĽŇA/BATHROOM	4,10 m <sup>2</sup>
07	TOALETA/TOILET	1,60 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>79,72 m<sup>2</sup></b>
08	LODŽIA/LOGGIA	8,18 m <sup>2</sup>



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