



SOLD 1bdr modern apt with a view, Panorama City, 54m², loggia
Bratislava I - Staré Mesto - Landererova - PANORAMA TOWERS

FOR SALE

310 000 €
(5 740 € / m²)

+ parking 35000 €, vrátane provízie

Property ID: 662079

Condition

New building: yes
Furnishing: furnished
Orientation: south east
Year of building approval: 2016

Size

Number of rooms: 2
Usable area: 54 m²
Total area: 60 m²

Floor

24. of 33 floors
Elevator: yes

Parking

private
Garage: 1 car

Property equipment

Bathroom: 1x, bath
Windows: aluminium
Loggia: yes 5.88 m²
Utility room: 2.36 m²
Air condition: yes
Internet connection: optics
Cable TV: yes
Heating: central - common boiler room
Wheelchair access: yes



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Property description

The apartment is already sold, the ad is for marketing purposes only.

Modern 1-bedroom apartment with an area of 54 square meters, fully furnished, in a 5-year new building PANORAMA CITY Tower 1, in the city center on Landererova street, southeast oriented apartment overlooking the 24th floor, with a large 6 square meters loggia and parking in the garage.

Based on an exclusive contract with the owner, we offer for sale a furnished apartment suitable for immediate occupancy or for use as an investment in a rental apartment. The apartment, which has an area of 51,19 square meters, has a cellar of 2.36 square meters and parking in a very practical parking space in the garage, entrance to the apartment with dry feet. The price of the parking space is separated from the price of the apartment, it is for sale for 35,000 Euros.

The apartment consists of two rooms - the entrance to the living room connected to the kitchen and with access to a spacious loggia and the second room has a separate bedroom with double bed and wardrobe. The apartment is air conditioned in the main room, the bedroom is prepared for air conditioning. The bathroom has a bath, sink and toilet, plus there is a washing machine. There are 4 lifts in the building. Approved in 2016. The price includes a commission for the agency.

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

Video: <https://www.youtube.com/watch?v=mqFPV7Izj3Q>

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

The area of the apartment is 51,19 m², the area of the loggia is 5.88 m², the area of the cellar is 2.36 m².

The price of the apartment is including commission and legal and real estate services.

The equipment of the apartment is included in the price of the apartment, and in case of no interest in the furnished apartment, the price of the apartment will not be reduced.

As for the rent, such an apartment can be rented for 950 Euros, including energy - energy and internet are about 205 Euros.

APARTMENT

- The apartment is located on the 24th floor of the TOWER I. building in Panorama City, the building has a 33 floors
- ADLO security entrance door
- aluminum windows and patio doors
- radiator heating, convectors in the floor at the entrance to the terrace
- DAIKIN air conditioning in the living room, the bedroom is prepared for air conditioning (in case of interest it is necessary to buy an indoor unit)
- SAPELI interior doors and frames white with matt glazing, hidden hinges, door height 210 cm, Tupai handles
- oak wooden floors throughout the apartment, tiles in the bathrooms and toilets
- plasterboard ceiling
- custom kitchen with built-in Whirlpool appliances (ceramic hob, electric oven, microwave), Elica extractor hood, refrigerator with freezer Electrolux, Franke black sink with Franke sink faucet,
- dining table built into the other side of the kitchen, two dining chairs
- sofa, furniture set, PHILIPS 40" TV
- loggia with a practical floor imitating a wooden floor, 5.88m² area, roofed, with a glass railing, 3.37m x 1.74m

- bathroom with entrance from the hallway has a plastic tub, ceramic sink, mirror, hanging toilet with concealed flush, sanitary ware and faucets. Ideal Standard, Whirlpool washing machine for 6 kg of laundry, modern radiator brand P.M.H., fan
- bedroom 12 m² with double bed 160x200, bedside tables built into the head of the bed, which is made to measure, with a wardrobe, with a corner window that provides a panoramic view from the room, blackout curtains
- directly at the entrance to the apartment, in the hallway, there is a built-in wardrobe with sliding doors
- video intercom and thermostat to control the temperature in the apartment

CELLAR

- on the 3rd floor, on the same floor, where there is also a parking space, there is a practical cellar of 2.66 m² (dimensions 1.75 m in length and 1.35 m in width), which belongs to the apartment, there are no shelves in the cellar.

GARAGE

- on the 3rd floor of an apartment building, there is 1 parking space, which is sold to this apartment, its price is 35,000 euros and is added to the price of the apartment. Entrance to the apartment by dry foot, by elevator.
- Parking outside the garage for visitors is possible in the Eurovea shopping center

COST OF APARTMENT

- approx. 181 Euros per month for 1 person - this includes electricity, heating, hot and cold water, garbage collection, air conditioning of the apartment, security service at the reception, use of the garage. Plus you pay 24 Euros for TV and internet from Orange.
- breakdown of apartment costs: to the administrator for the apartment 153 Eur, to the administrator for parking in the garage 27 Eur, electricity for the apartment 11 Eur, internet and TV 24 Eur

APARTMENT HOUSE

- The Panorama City apartment complex on Landererova street near Eurovea was approved in 2016, consists of two 33-storey buildings Tower I. and Tower II., Under the towers is a multi-storey garage for apartment and non-residential owners (the first level is for grocery store YEME and other operation), the second and third floors are for apartmentowners,
- Reception with 24 hour security on the ground floor, there are also mailboxes.
- 4 large-capacity lifts for 15-20 people
- on the ground floor there are a number of establishments, including YEME grocery store and DM drugstore, the nearby Eurovea shopping center and the planned Niva center at the station
- to the historical center of the city, to Štúrova street, it is 1km, 13min. walking
- Public transport stop right next to the building, bus 50, 88, 90, stops behind the intersection 68, 87, stops in Dostojevsky rad stret 50, 70, trams on Šafárikovo Square

The apartment is currently vacant, was so far rented, furnished as you can see in the photos.

The property is owned by a person. There is no lien on the title deed.

The apartment can be purchased with financing through a mortgage loan.

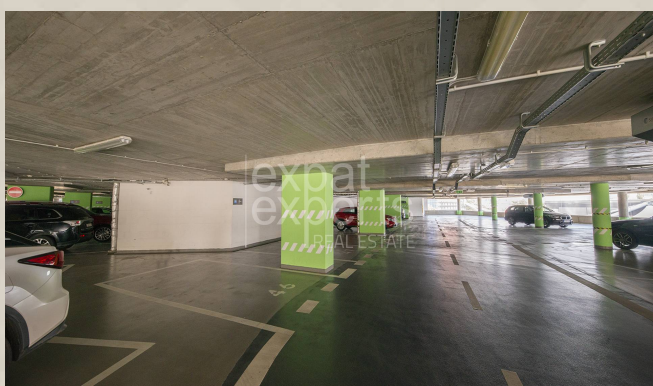
The price of the apartment and the garage includes the agency commission.

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@furnished @parking @big loggia

@1 sold

@2 NEW BUILDING



3D preview



Link to property



Video

2-izbový byt
1 bedroom apartment

Landererova ulica
Bratislava I

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	2,50 m ²
02	KÚPEĽŇA/BATHROOM	5,91 m ²
03	SPÁĽŇA/BEDROOM	13,06 m ²
04	OBÝVACIA IZBA/LIVING ROOM	20,34 m ²
05	KUCHYŇA/KITCHEN	9,38 m ²
PLOCHA CELKOM/TOTAL AREA		51,19 m²
06	LODŽIA/LOGGIA	5,88 m ²
07	PIVNICA/CELLAR	2,36 m ²



Výmery majú iba informatívny charakter
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