



SOLD 2-bdr furnished quiet apartment with garage, 81m² + balcony

Bratislava II - Nivy - Ružová dolina - GLÓRIA

FOR SALE

339 000 €
(4 180 € / m²)

plus garáž 35.000€

Property ID: 735802

Condition

New building: yes
Furnishing: furnished
Orientation: east
Building material: Combined
Year of building approval: 2003

Size

Number of rooms: 3
Usable area: 80.92 m²
Total area: 90.58 m²

Floor

6. of 8 floors
Elevator: yes

Parking

Garage: 1 car

Property equipment

Bathroom: 1x, bath and shower
Windows: wood
Balcony: yes 9.66 m²
Air condition: no
Internet connection: optics
Cable TV: yes
Heating: central
Wheelchair access: yes



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Property description

The apartment is sold. The advertisement is for marketing purposes. If you are interested in selling your property professionally and at a good price, please contact me.

We exclusively offer for sale a fully furnished, quiet 3-room apartment in the Nivy area, with a balcony facing the courtyard, east orientation, on the 6th floor (8) in a 20-year-old well-maintained apartment building near the Miletičova market, at Ružová dolina 7. To the apartment the cellar does not belong, because the storage of household items is possible in the **spacious 25m² and 4x6m garage, which is located in the basement** at the level of the cellars, near the elevator. The garage is purchased separately, it is not included in the price of the apartment.

The advantage of this apartment is:

- location in the desired area of Nivy, near the popular Miletičova market
- close to the center and at the same time with good access to the bypass,
- excellent access to public transport in any direction,
- advantageous floor and good orientation of the apartment to the east - the apartment does not heat up in the summer, is bright and has a nice view
- a spacious balcony, which in the extended part allows more seating, privacy and shade in the summer,
- very good layout of the apartment - division into day and night part,
- the apartment has two toilets, the main bathroom has a bathtub and a shower,
- barrier-free access to the house and apartment,
- private parking with the possibility of storing things in a lockable garage, entering the apartment with bare feet
- parking in the parking lot in front of the house and on the street within the PAAS system for people with permanent residence,

The area of the apartment on the title deed is 80.92 m² - plus the area of the balcony, which is 9.66 m².

The apartment is sold with a separate **large garage for 1 car in the basement of the house, the price of which is EUR 35,000** and is sold exclusively together with this apartment, not separately.

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

The apartment is sold fully furnished, as you can see in the photos. In the event that you request to clean something from the apartment's equipment, the price of the apartment will not be reduced. During the 20 years, the apartment was inhabited for only 3 years, and high-quality custom-made furniture and appliances are like new.

Virtual 3D tour of the apartment: <https://my.matterport.com/show/?m=cG7oRFXU1KH>

Video for the apartment: <https://youtu.be/wW92zuQQyuk>

For more information and to arrange a visit: Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

EQUIPMENT OF THE APARTMENT

- wooden euro-windows with 2-glass,
- nets on the windows, internal aluminum blinds
- radiator heating in the rooms, plus a ladder radiator in the bathroom
- the apartment is bright, oriented to the east, and the sun shines here until lunch
- there is a special plaster on the walls throughout the apartment,
- facing veneer frames and partially glazed veneer doors, medium dark wood
- entrance door to the apartment security ADLO
- there are tiles on the floor in the living room connected to the kitchen, in the corridor and bathrooms,

- there are wooden floors in the bedrooms,
- the main bathroom and the second smaller bathroom have uniform tiling and tiles, high-quality sanitary ware and faucets
- a spacious wardrobe in the entrance hall of the night part,
- high-quality furniture of a uniform design from the entrance hall, through the living room to the bedrooms
- curtain rods, curtains and drapes throughout the apartment
- ABB switches and sockets,
- an electronic doorman, with which you can communicate from the apartment, as well as open the entrance door to the apartment building for visitors

DAILY PART OF THE APARTMENT

KITCHEN with LIVING ROOM (37 m²)

KITCHEN with dining table

- beautiful rustic L-shaped kitchen,
- with built-in appliances that are like new - Whirlpool refrigerator with freezer, Whirlpool 45cm dishwasher, Whirlpool hob controlled by Whirlpool electric oven,
- built-in rustic AEG hood with steam extraction outside the apartment, into the exhaust pipe,
- light color Blanco corner sink with sink faucet
- there are pull-out trash cans in the cabinet next to the sink and dishwasher,
- ceramic tiling on the wall between the worktop and upper cabinets,
- lighting of the work surface under the upper cabinets
- dining table with 4 upholstered chairs

LIVING ROOM

- the living room is connected to the kitchen and is entered directly from the vestibule,
- entrance to the balcony
- currently there is a sofa set with an armchair and custom-made furniture in a uniform design

BALCONY (9.66 m²)

- a view of the quiet yard and the trees,
- orientation to the east, so there is the sun in the morning and pleasant shade in the afternoon
- the balcony can be accessed from the living room and from the bedroom,
- the balcony has a shallow part that widens towards the bedroom around the corner, it provides a private sitting area, next to the balcony in this part there are only the windows of our apartment
- space for 4 chairs and a table,
- ceramic tiles on the floor
- there are holes on the balcony railing where you can place flower pots with bushes and flowers
- there is another balcony above us, which creates a roof over the balcony in times of rain

ENTRANCE HALL

- entrance security door ADLO
- currently, there is a shoe rack, two mirrors and hangers in the hall, which end with a wall that optically separates the hall from the living room
- electronic doorman for communicating with visitors and opening the front door to the apartment building

SMALL BATHROOM in the hall

- bathroom with toilet, sink and siphon for washing machine

- Jika wall-hung toilet, Geberit concealed flush
- corner sink with cabinet, Faris lever faucet, built-in mirror in the paneling
- ventilator
- distribution box with circuit breakers in the wall

NIGHT PART OF THE APARTMENT

ROOM 1 (12.7 m²)

- the bedroom is accessible from the corridor,
- it leads to the balcony,
- there is a double bed 160x200cm with 2 bedside tables and a chest of drawers,
- orientation of the window towards the east
- installed curtain rod for hanging curtains and drapes

ROOM 2 (10.4 m²)

- room with entrance from the corridor,
- located next to the master bathroom,
- it is furnished as a study, with a desk, chest of drawers and a sofa
- orientation of the window towards the east
- installed curtain rod for hanging curtains and drapes

MAIN BATHROOM (6.2 m²)

- Ravak acrylic corner bathtub,
- Ravak shower
- 2 built-in Jika sinks in a brick niche with a door
- mirror above the sinks built into the wall
- all lever faucets are brand Faris
- Jika wall-hung toilet, Geberit concealed flush
- ladder radiator
- ventilator

CORRIDOR WITH WARDROBE

- custom built-in wardrobe with sliding doors
- opposite the wardrobe, a chest of drawers with a mirror
- if this storage space is not enough for you, it is possible to build a wardrobe along the entire wall of the living room from the entrance to the night area to the vestibule

GARAGE

- in the basement on the -1st floor there is a lockable garage, which is sold separately, for the price of 35,000 Euros and is for sale only together with this apartment,
- the size of the garage is 25.5 m², width 4.17m x length 6m, the garage door has an entrance 350 cm wide and 204 cm high, the garage is 250 cm high
- the garage has a socket and a separate light, air conditioning
- garage sectional door, brand Elbak, opens by remote control,
- the common garage is entered through the entrance on Ružová dolina street, the gate is opened with a chip
- the garage is located directly opposite the entrance to the house from the garage, near the elevator, entrance from

the garage to the house with dry feet

- since the garage has space for side shelves, bicycles and other household items, the apartment does not have a cellar
- there are 5 steps from the garage to the elevator in the cellars, so access from the garage to the apartment is not barrier-free

COSTS

- electricity 20-30 EUR according to consumption, currently zero consumption
- the administrator is currently paid EUR 107 per person for the apartment (heating, repair fund, administration, waste collection), since the apartment was not lived in, there is zero consumption of hot and cold water, it is necessary to add it according to real consumption
- 26 Euro per month is paid for the garage
- total fixed costs are 133 Euros, plus actual consumption of electricity and cold and hot water
- optical internet is available from providers: UPC, Orange and T-Com

FLAT HOUSE

- the Gloria-Alba project was approved in 2003, this apartment is located in the Alba section, which has only 9 floors, with maisonettes on the 8th floor
- brick cellars and lockable garages are located in the basement
- 4 apartments on the floor
- barrier-free access from the street to the house and apartment, access from the garage to the apartment is not barrier-free (5 steps)
- one freight elevator, it was replaced not long ago during the modernization of the entrance to the house
- camera system
- the entrance door to the apartment building is opened with a chip, leaving the apartment building is handled by the exit button
- on the mezzanine floor there is a back entrance to the inner courtyard, which is formed by a green roof with skylights above the garages
- the yard is shared with older apartment buildings in the vicinity, with mature trees

LOCATION

- a popular part of the city for people who want to have everything at hand,
- near the Miletičová market place, many shops and restaurants within walking distance, Lidl on Trenčianská, Tesco on Košická,
- OC Central, OC Nivy nearby,
- quick access to the city center by tram or car, as well as quick access to the bypass via Baikalská
- nearby Štrkovec lake with playgrounds and a running track,
- a small park in front of the house, mature trees in the yard behind the house
- parking in the parking lot in front of the house and on the street within the PAAS system for citizens with permanent residence (charged for visits between 2:00 p.m. and 6:00 a.m.)
- additional parking options in the parking lot near the Miletičova market place (charged 1 euro/hour)

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.

The price of the apartment includes all the equipment that you will see during the inspection, built-in and non-built-in

furniture, built-in appliances, ceiling and wall lamps, curtains, carpets. Except sitting on the balcony (home-staging).

The commission of the real estate agency is included in the price of the property.

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, and floor plan are the property of Expat Experts real estate agency.

During the preparation of the apartment for sale, the apartment was furnished and cozy as part of the Home-staging service of the Expat Experts company.

@large garage @windows to a quiet courtyard

@1 sold



3D preview



Link to property



Video



3D preview



Link to property



Video

3-izbový byt

2 bedroom apartment

ulica Ružová dolina

Bratislava II

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	3,26 m ²
02	TOALETA/TOILET	2,80 m ²
03	KUCHYŇA/KITCHEN	7,86 m ²
04	OBYVACIA IZBA/LIVING ROOM	29,20 m ²
05	ŠATNÍK/WARDROBE	8,50 m ²
06	IZBA/ROOM	12,71 m ²
07	IZBA/ROOM	10,39 m ²
08	KÚPEĽŇA/BATHROOM	6,20 m ²
PLOCHA CELKOM/TOTAL AREA		80,92 m²
09	BALKÓN/BALCONY	9,66 m ²



Výmery majú iba informatívny charakter
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