



RESERVED Maisonette w/loggia in house with garden, for reconstruction  
Bratislava I - Staré Mesto - Podjavorinskej

FOR SALE

239 000 €  
( 4 120 € / m<sup>2</sup> )

Property ID: 834295

Condition

**Condition:** partly re-made  
**New building:** no  
**Furnishing:** unfurnished  
**Building material:** brick  
**Year of building approval:** 2004

Size

**Number of rooms:** 3  
**Usable area:** 58 m<sup>2</sup>  
**Total area:** 60.8 m<sup>2</sup>

Floor

3. of 4 floors  
**Elevator:** no

Parking

public

Property equipment

**Bathroom:** 2x, bath  
**Windows:** wood  
**Loggia:** yes 2.85 m<sup>2</sup>  
**Air condition:** yes  
**Heating:** own - natural gas  
**Wheelchair access:** no



Ing. Miriam Gallová

+421 940 609 235  
gallova@expat.sk



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## Property description

**The apartment is reserved, a reservation contract has been signed, viewings are no longer being held.**

**Interesting 3-room mezzanine for living or rent - suitable for renovation, 60m<sup>2</sup>, in Palisades, Podjavorinská Street, loggia 3m<sup>2</sup>, on the 3rd floor/4th floor.**

In an exclusive representation, we offer a 3-room apartment with a beautiful potential to create an apartment for permanent living or renting, with the creation of a second bedroom or a studio/workshop on the upper floor of the apartment, with 2 bathrooms, a loggia overlooking the inner courtyard, all windows facing the quiet courtyard, on the 3rd floor WITHOUT ELEVATOR, in the extension of a historic house right on Palisades. Own heating and preparation of DHW with a gas boiler. Air conditioning on the upper floor of the apartment.

This apartment was **built in the extension of the house in 2004**, the bathrooms, kitchen, massive door frames and doors, floor in the entire apartment, wooden euro windows with 2 glasses, electrical installation, installed air conditioning and boiler date from this year. In the meantime, the boiler was replaced - in 2017, otherwise nothing has changed in the apartment.

Currently, the apartment is cleaned, with only a kitchen unit and sanitary facilities in the bathrooms, ready for a new complete renovation. However, it is habitable even in its current state - if you have e.g. if you plan to renovate your apartment later, you can live in it without the need for immediate reconstruction.

The VISUALS that we show you in photos and in the video show the potential to transform the apartment into several alternatives:

- variant A - living room with kitchen, dining area, and in the room next to the living room there is a bedroom, and on the upper floor a study/studio or exercise space
- variant B - there is a study in the room next to the living room and a bedroom on the upper floor
- variant C - there is a bedroom in both rooms, on the level of the living room, and on the upper floor

**VIRTUAL 3D tour of the apartment:** <https://my.matterport.com/show/?m=sTfP6rrkPpq>

**VIDEO OF THE APARTMENT:** <https://www.youtube.com/watch?v=Mm1pbS7rv0Y>

### FLAT AREA

The total area of the apartment and accessories is 62.77 m<sup>2</sup>. The apartment also has a share in the land.

- the apartment itself has an area of 56.76 m<sup>2</sup> plus storage space in the sloping attic is 3.16 m<sup>2</sup>
- the area of the loggia is 2.85 m<sup>2</sup>
- the apartment does not have a cellar

The apartment is on the 3rd floor out of a total of 4 floors and the apartment is a mezzanine, meaning it has two levels connected by an internal staircase.

**You can find more photos and visualizations on our website:** <https://expat.sk/en/for-sale-maisonette-w-loggia-in-house-with-beautiful-garden-for-reconstruction-834295/>

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

### FLAT EQUIPMENT

- wooden euro windows with 2-glass,
- radiator heating throughout the apartment, plus a ladder radiator in the bathrooms



- own heating and hot water preparation with a gas boiler Vaillant, located in the upper bathroom, thermostat in the living room
- older but functional air conditioning ETA unit located in the upper bathroom
- the apartment is oriented on 2 sides - it is well ventilated, the lower part of the apartment is pleasantly cool in the summer
- security entrance door to the apartment
- paneled massive frames and doors,
- there is a wooden floor on the floor
- two toilets, the lower bathroom had a shower that was removed because it was damaged, the upper bathroom has a corner bath
- there is a raised floor and a lowered ceiling in the part of the kitchen, the lower bathroom and the room next to the living room
- ABB switches and sockets,
- the kitchen has a window, it currently has an older kitchen unit with a sink, hob, electric oven and free-standing fridge with freezer
- the upper bathroom has a window
- the loggia with a view of the yard is practically designed and is under the roof

The entrance to the apartment building is through the main entrance from the street, where there are mailboxes. The entrance to the part where the apartment is located is separate in the yard with a beautiful well-kept garden.

#### **PARKING**

- public on the street, in the PAAS system
- in the case of permanent residence, it is possible to park for 39 euros per year with a resident card

#### **COST**

- the administrator is paid 60 euros per month (cold water, waste, repair fund, cleaning of common areas)
- electricity was 26 euros per month
- gas for heating and hot water preparation was 43 euros per month
- internet and cable TV is 25 euros
- **total costs are 154 euros**

#### **APARTMENT BUILDING**

- historical building, which consists of 4 separate entrances with a separate reference number
- national cultural monument
- in the main entrance there are boxes also for the apartments that are in the houses in the yard
- the apartment building, where the apartment is, is entered through an inner courtyard with a beautiful well-kept garden
- you cannot enter the yard by car
- spiral staircase, no elevator, no possibility to add an elevator
- this part of the apartment building does not have cellars
- there are only 8 apartments in this separate part of the apartment building
- in total, there are 34 apartments and one non-residential space in the apartment building on LV
- the entrance door to the apartment building from the street is opened with a key
- a UPC provider for internet and cable TV is available in the house (a DSL line from Orange was installed in the apartment, but the other apartments in the house have UPC)

### LOCATION

- the apartment is located in the Palisády part, on Podjavorinská Street, which is parallel to Palisády Street
- view of the inner courtyard, in which Slubek's garden is located
- not far from the apartment on Podjavorinská and Škarniclova Streets is the Milana Hodžu Elementary School and Kindergarten
- walking distance to the castle and the historic center and pedestrian zone
- public transport is either on Staromestská Street (buses), Kapucínská Street (tram) or Palisády Street (trolleybuses)
- right on the street there is a small grocery-party Delia, there is a pharmacy on Kozia Street, there is Tesco store on Palisades, x various cafes and restaurants in the vicinity
- quick access by car to Staromestská Street in the direction of Petržalka and the bypass

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

@view of the yard @beautiful garden

@1 reserved



3D preview

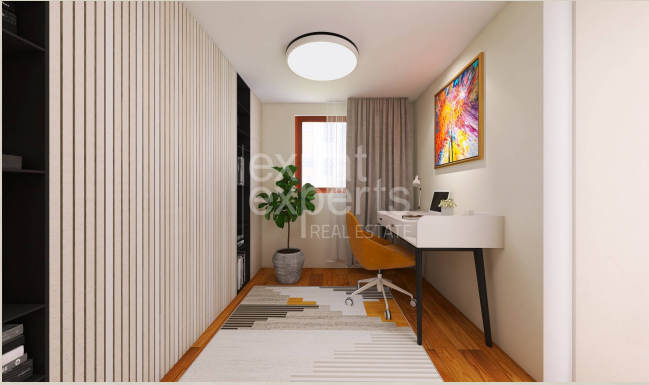


Link to property



Video





3D preview

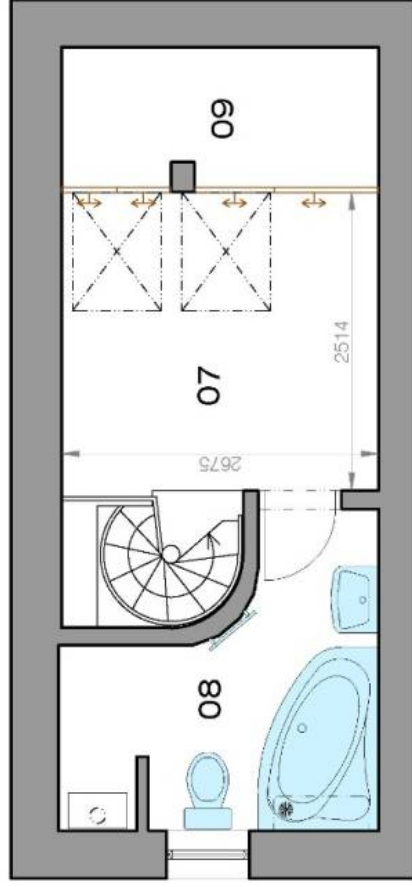


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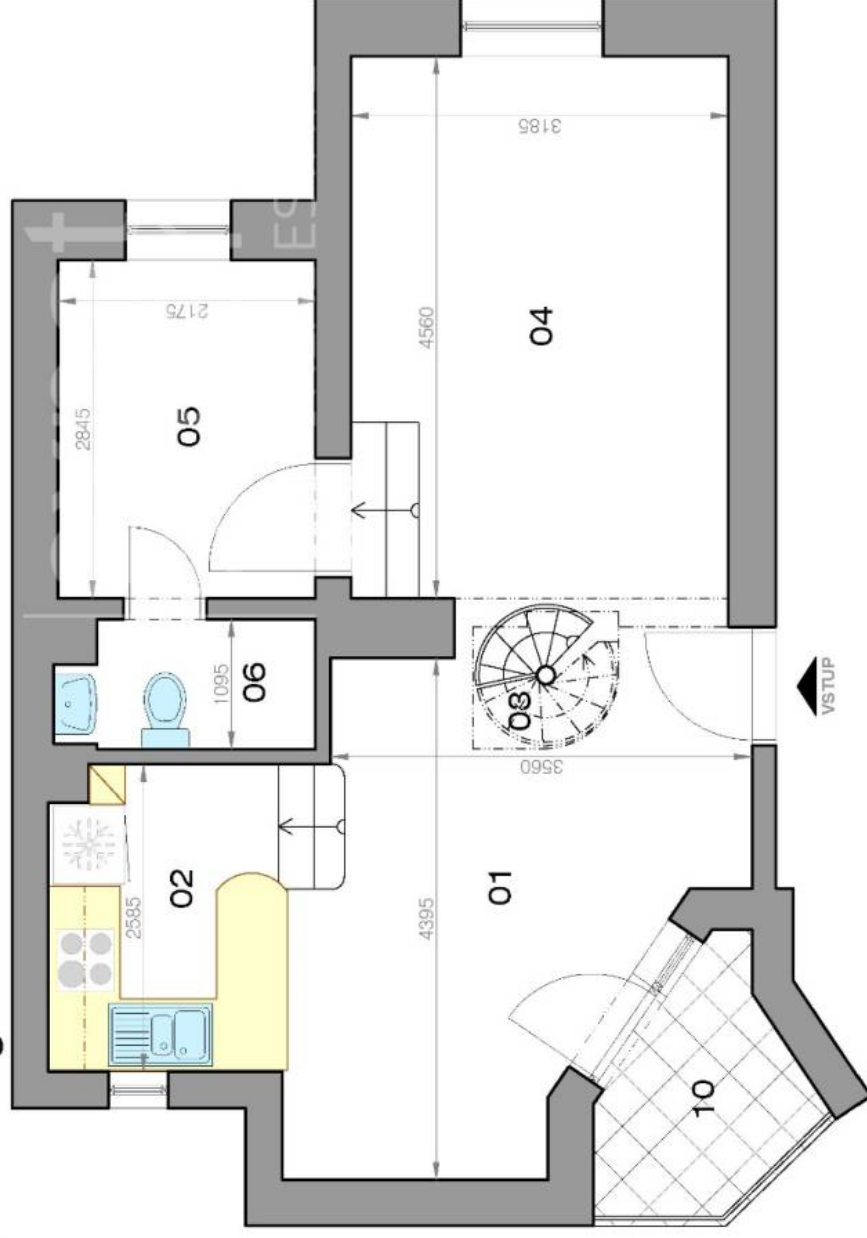


Video

poschodie - floor



prizemie - ground floor



**3-izb. mezonet**

**2-bdr. maisonette**

**STARÉ MESTO**

**Podjavorinskej | BA I**

**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

01	JEDÁLEŇ / DINING ROOM	14,73 m <sup>2</sup>
02	KUCHYŇA / KITCHEN	4,97 m <sup>2</sup>
03	SCHODISKO / STAIRWAY	1,00 m <sup>2</sup>
04	OBÝVACIA IZBA / LIVING ROOM	15,08 m <sup>2</sup>
05	MIESTNOSŤ / ROOM	6,18 m <sup>2</sup>
06	KÚPEĽŇA / BATHROOM	2,26 m <sup>2</sup>
07	GALÉRIA / GALLERY	7,13 m <sup>2</sup>
08	KÚPEĽŇA / BATHROOM	5,41 m <sup>2</sup>

**ÚŽITKOVÁ PLOCHA / AREA**      **56,76 m<sup>2</sup>**

09 SKLAD / STORAGE      3,16 m<sup>2</sup>

10 LODŽIA / LOGGIA      2,85 m<sup>2</sup>

**PRÍSLUŠENSTVO / AMENITIES**      **6,01 m<sup>2</sup>**



**CELKOVÁ PLOCHA / TOTAL**      **62,77 m<sup>2</sup>**

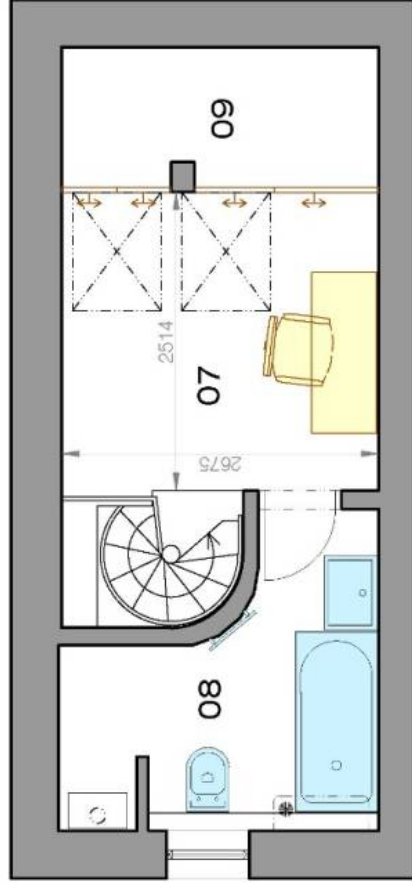
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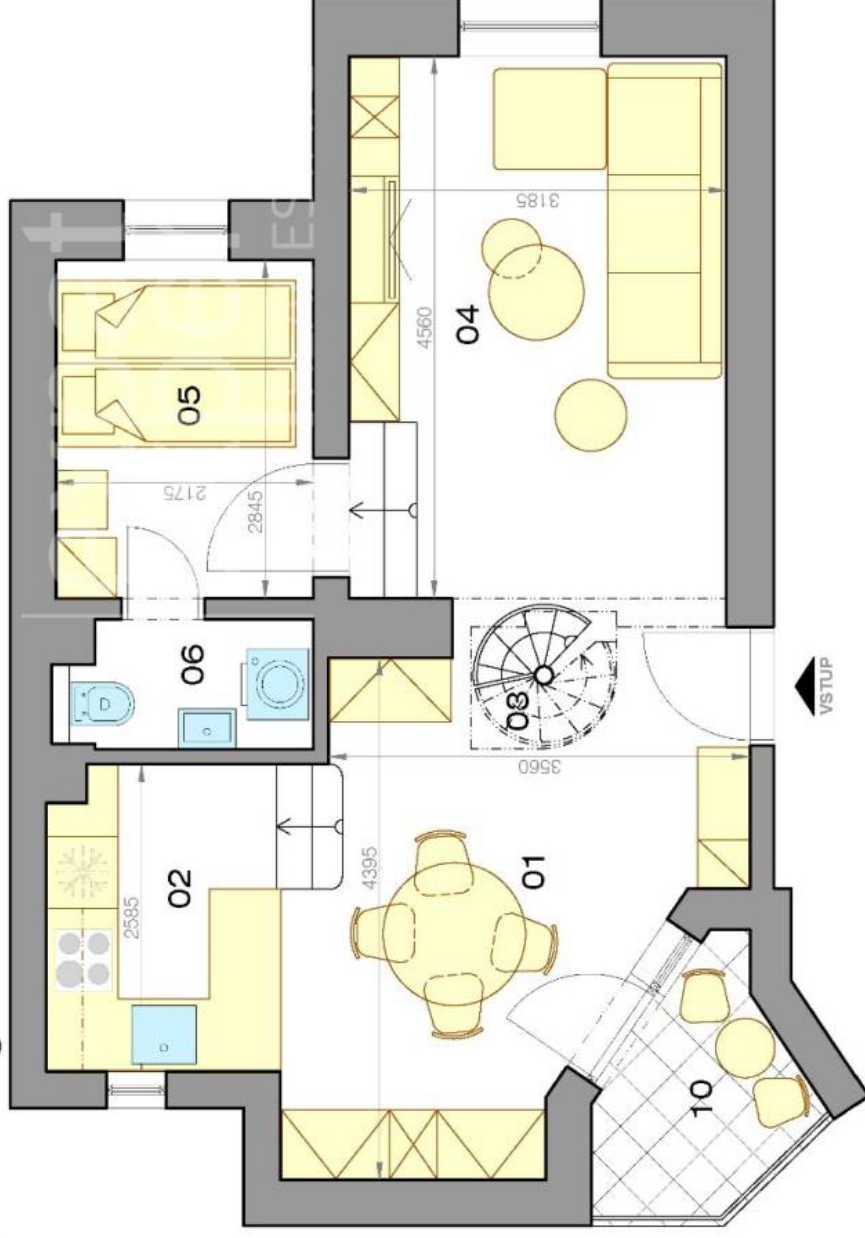
**AKTUÁLNY STAV**



poschodie - floor



prizemie - ground floor



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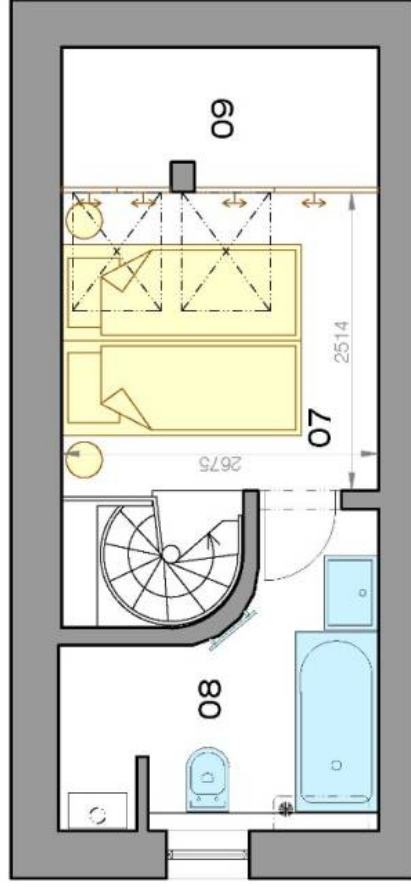
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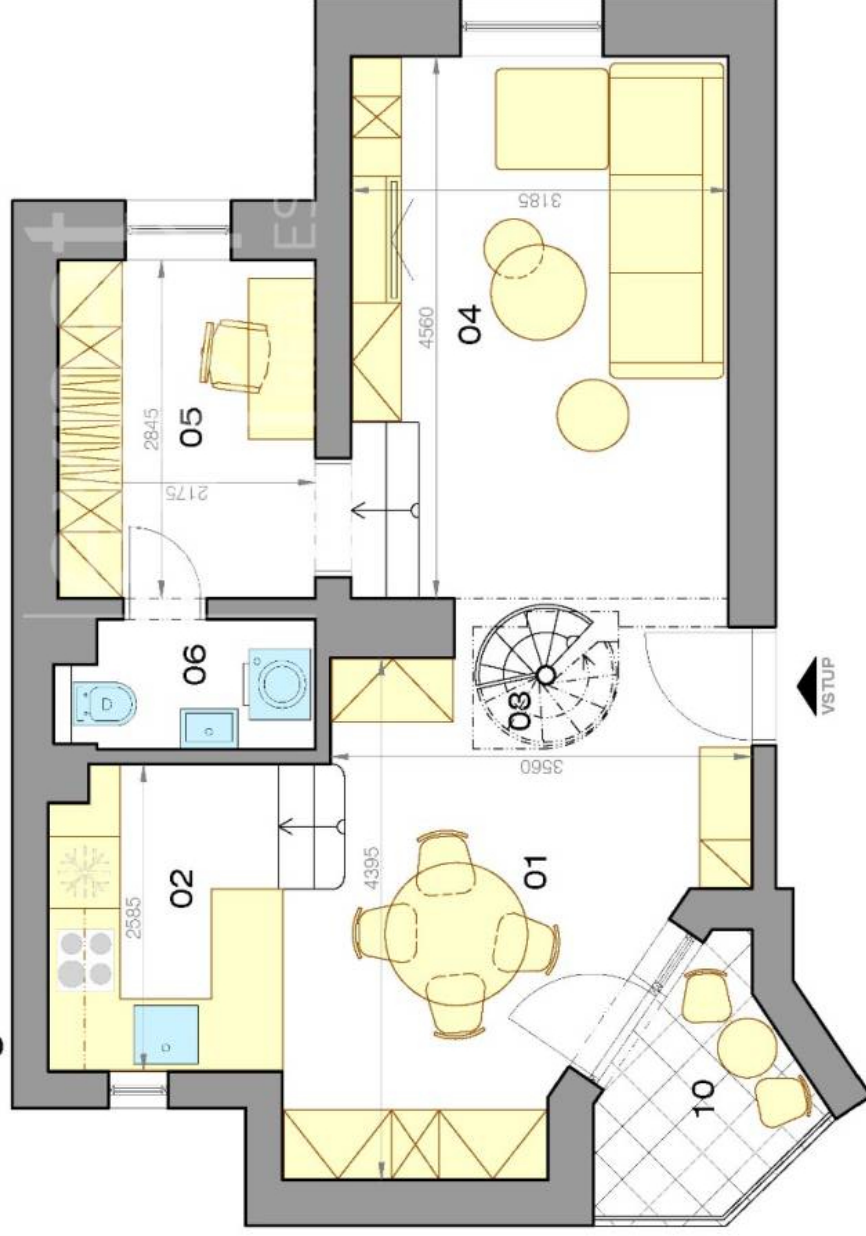
**VARIANT "A"**



poschodie - floor



prizemie - ground floor



**3-izb. mezonet**

**2-bdr. maisonette**

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**VARIANT "B"**