





SOLD 1-bdr apartment, Danube view, Eurovea, 56m^2, Loggia, Parking

Bratislava I - Staré Mesto - Pribinova - EUROVEA

FOR SALE | Price at broker | **Property ID:** 686640

Condition

Furnishing: furnished
Orientation: south
Building material: Combined
Year of building approval: 2009

Size

Number of rooms: 2
Total area: 70.4 m²

Floor

3. of 5 floors
Elevator: yes

Parking

indoor
Garage: 1 car

Property equipment

Bathroom: 1x, bath
Windows: aluminium
Loggia: yes5.80 m²
Utility room: 9.07 m²
Air condition: yes
Internet connection: optics
Cable TV: yes
Heating: central
Gas: no
Wheelchair access: yes



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Property description

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

A unique offer in Eurovea - direct view of the Danube, whole apartment on one level, 2-room apartment with a nice loggia, fully furnished, air-conditioned, in the 13-year-old Eurovea, in the city center on Pribinová street, south-facing apartment, with a large practical cellar and parking in the garage.

Based on an exclusive contract with the owner, we offer for sale a furnished apartment suitable for own living or for use as an investment in a rental apartment. **This is a wonderful combination of living at riverfront, in city center with convenient living and parking, and shops and services available from morning to night every day.**

The area of the apartment (without loggia and cellar) is 55.57 m^2, the area of the cellar is 9.07 m^2 (the size of the cellar is indicated in the area of the apartment on the title deed), the area of the loggia is 5.78 m^2.
The cellar is located directly behind the parking lot on the -3rd floor of the garage, it is included in the price of the apartment. The parking space cannot be sold separately, it would make it impossible to use the cellar. See the layout of the parking lot and cellar. **The price of the parking space is separate from the price of the apartment, it is for sale for 50,000 Euros and must be purchased together with the apartment.**

The price of an apartment with a cellar and a garage includes commission and real estate services.
The furnishing of the apartment is included in the price of the apartment, and if there is no interest in the furnished apartment, the price of the apartment will not be reduced. The owners will take the paintings away.
As for rent, such an apartment can be rented for 1450 Euros including energy - energy is about 250 Euros.
The apartment will be released according to the agreement, within 3 months from the purchase.

Virtual tour: https://my.matterport.com/show/?m=R5Qb7vaLNrk
Video: https://www.youtube.com/watch?v=mteKf_ItjSE

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

The apartment consists of two rooms - the living room with kitchenette is connected to the loggia embedded in the facade, with a beautiful view of the Danube and the promenade. The bedroom with a separate wardrobe is directly opposite the entrance to the apartment, it has a direct view of the Danube through large windows, and a separate entrance to the loggia. The hallway leads to the bathroom and separate toilet. The apartment is air-conditioned in the living room and in the bedroom. The bathroom has a bathtub, a sink and a toilet, so the apartment has a total of 2 toilets. There is a washing machine and dryer in the closet in the entrance hall. There is 1 large elevator available in this part of the apartments. The entrance to the apartment is completely barrier-free from the garage and from the entrance to the apartment building on the promenade.

APARTMENT
- the apartment is located at the beginning of the commercial and residential complex Eurovea (direction from Šafárikové námestie), on the 3rd floor, in total there are 5th floors in the given part
- the entire apartment is on one level (not a maisonette) and has a loggia,
- the apartment is furnished to a high standard, the owners bought a ready-made apartment from the developer
- entrance security door
- aluminum windows and double-glazed patio doors
- radiator heating, plus convectors in the floor near the windows in the bedroom and the entrance to the loggia

- ducted central air conditioning through fan coils built into the ceilings, in the living room and bedroom, thermostat control in each room separately
- interior white smooth doors and door frames, recognized hinges, clear height of the door opening up to 214 cm
- wooden parquet floors in the living room and bedroom, white parquet strips matching the doors and frames
- ceramic tiles in the bathroom, toilet, entrance hall and kitchen corner
- wooden terrace floor on sunken covered loggia
- plasterboard ceiling and partitions,
- sockets and switches brand Busch Jaeger

LIVING ROOM with KITCHEN 26m^2
- Italian white glossy lacquered kitchen unit, combined with a dark veneered surface on tall cabinets, custom-made with built-in AEG appliances (glass-ceramic hob, AEG electric oven, AEG microwave oven, AEG dishwasher w. 60 cm, built-in hood with filter, AEG refrigerator with freezer, stainless steel built-in sink with sink lever faucet, resin worktop, recessed lighting in the lower part of the upper cabinets, plus mood lighting above the upper cabinets under the ceiling,
- a separate dining table separated from the kitchen unit, two dining chairs
- extendable sofa set, armchair, cabinet under the TV, Samsung TV with a diagonal of 140 cm
- the room is air-conditioned with fan coils built into the ceilings, a separate thermostat
- blackout curtains

LOGGIA 5.78m^2
- loggia with a wooden floor, roofed, with a transparent glass railing
- entrance to the loggia from the living room and from the bedroom
- two chairs on the terrace
- on the door to the loggia, anti-insect nets, retracted to the side
- lighting, socket

BEDROOM 17.5m^2
- a beautiful view directly from the bed to the Danube through the all-glass facade
- when entering the room, there is a wardrobe with sliding doors, white gloss, separated by a wall
- double bed, bedside tables, chest of drawers
- possibility to ventilate through the window, direct entrance from the bedroom to the loggia, blackout curtains
- the bedroom is air-conditioned with fan coils built into the ceilings, a separate thermostat

BATHROOM 4m^2
- the bathroom with an entrance from the corridor has an enameled bathtub (75x165cm) with a glass shower screen,
- concealed bath faucet combined with ceiling shower head and hand shower,
- ceramic sink brand Catalano, mirror,
- veneered custom-made cabinets with lighting
- hanging toilet Catalano with concealed flushing,
- Svedbergs chrome-plated combined ladder radiator, fan
- the surface finish of the walls is a combination of stone, mirrors, lacquered glass and ceramic tiles

SEPARATE TOILET
- the apartment has two toilets - one separate and the other in the bathroom,
- small ceramic sink brand Catalano, mirror, battery
- hanging toilet Catalano with concealed flushing
- ventilator

- the surface finish of the walls is a combination of stone, mirrors, lacquered glass and ceramic tiles

ENTRANCE CORRIDOR, LAUNDRY ROOM
- directly at the entrance to the apartment, in the hallway, there is a built-in wardrobe made of dark wooden veneer
- one of the closets in the hall is deeper and has a siphon and water supply for the washing machine, currently there is a built-in AEG washing machine/dryer for 6/4 kg in the apartment
- video doorman for communication with visitors, the possibility to open the entrance door to the apartment building from the apartment

CELLAR 9m^2
- on the -3rd floor, on the same floor where there is also a parking space, there is a practical large cellar of 9 m^2 (dimensions 3.27 m in length and 2.80 m in width), which belongs to the apartment,
- in the basement there are 4 large lockable cupboards for storing seasonal clothes and other things for the apartment, the cupboards will be kept by the owner for the new owner
- the cellar has lighting

GARAGE SPACE
- on the -3rd floor of the apartment building, there is 1 parking space, which is sold with this apartment, its price is 50,000 Euros and is added to the price of the apartment.
- entering the apartment with bare feet via the elevator, without a single step
- the parking space has dimensions of 2.4m x 5m
- the entrance to the cellar dungeon is directly behind the parking space
- the parking space is located near the elevator
- parking outside the garage for visitors is possible in the Eurovea shopping center for 3 hours free of charge on weekdays, 5 hours on weekends and holidays for free

APARTMENT COSTS
- approx. 250 Euros per month - this includes electricity, heating, hot and cold water, garbage removal, air conditioning in the apartment, security service, cleaning of common areas, service of technological equipment, facility management, window and facade cleaning, repair fund, plus costs related to garage parking. Plus you pay for TV and internet.
- breakdown of costs for the apartment: EUR 161 for the administrator for the apartment, EUR 29 for the administrator for parking in the garage, electricity for the apartment EUR 30, internet and TV EUR 30
- the repair fund is EUR 20 for an apartment and EUR 9.40 for parking in a garage

APARTMENT HOUSE
- the commercial-office-residential complex Eurovea near the Danube is one of the most lucrative properties in Bratislava
- it was approved at the end of 2009, so the building is currently 13 years old
- in Eurovea there are dozens of shops, services, category A office spaces, a Sheraton 5* hotel, a cinema and many restaurant facilities and a huge underground parking lot for about 1700 cars
- almost two-thirds of Eurovea's area is made up of greenery and public spaces - a new square, a waterfront park, a promenade that takes you from Eurovea to the city center
- cadastrally, Eurovea paradoxically belongs to the Niva Bratislava Ružinov cadastre, although it is located in the Staré Mesto area
- to the historic center of the city, to Laurinská street, it is 800 m, 11 min. walking

- this is a wonderful combination of riverside living, in the center, with convenient living and parking, and shops and services available from morning to night every day

- 235 luxury apartments on the waterfront are located in 9 entrances from Pribinová 14 to Pribinová 30
- on the ground floor, at the level of restaurants and cafes, there are entrances to the individual entrances to the apartments, with an electronic doorman and mailboxes,
- in each entrance there is one larger elevator for 13 people, load capacity 1000 kg, also suitable for moving
- the commercial premises are entered from the promenade
- the public parking lot can be accessed via stairs and special entrances - with the chip card
- a chip card is needed to open the entrance to the house, call the elevator, enter the garage, there are cameras everywhere at the entrances

FINANCING
The property is owned by a person. There is no bank lien on the title deed.
The apartment can be purchased with financing through a mortgage loan, the current expert opinion is already prepared for those interested in buying through a mortgage.
The price of the apartment and the garage includes the real estate agency commission.

The apartment will be released according to the agreement, 2-3 months after the purchase or after signing the reservation contract, it depends on financing.
The apartment is furnished as you can see in the photos, the owners will take only the pictures and the internal equipment of the kitchen.

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

@view of the Danube @furnished @parking
@1 sold










3D preview

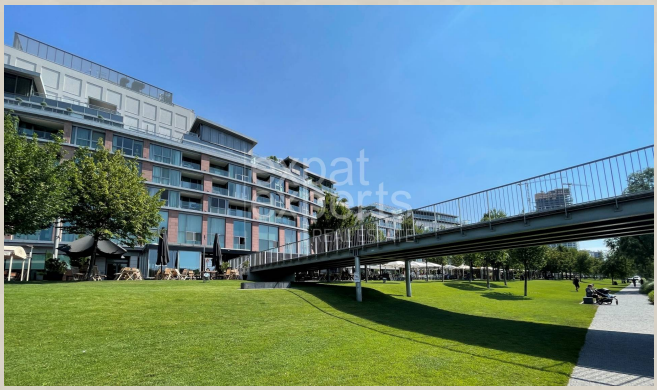
Link to property

Video





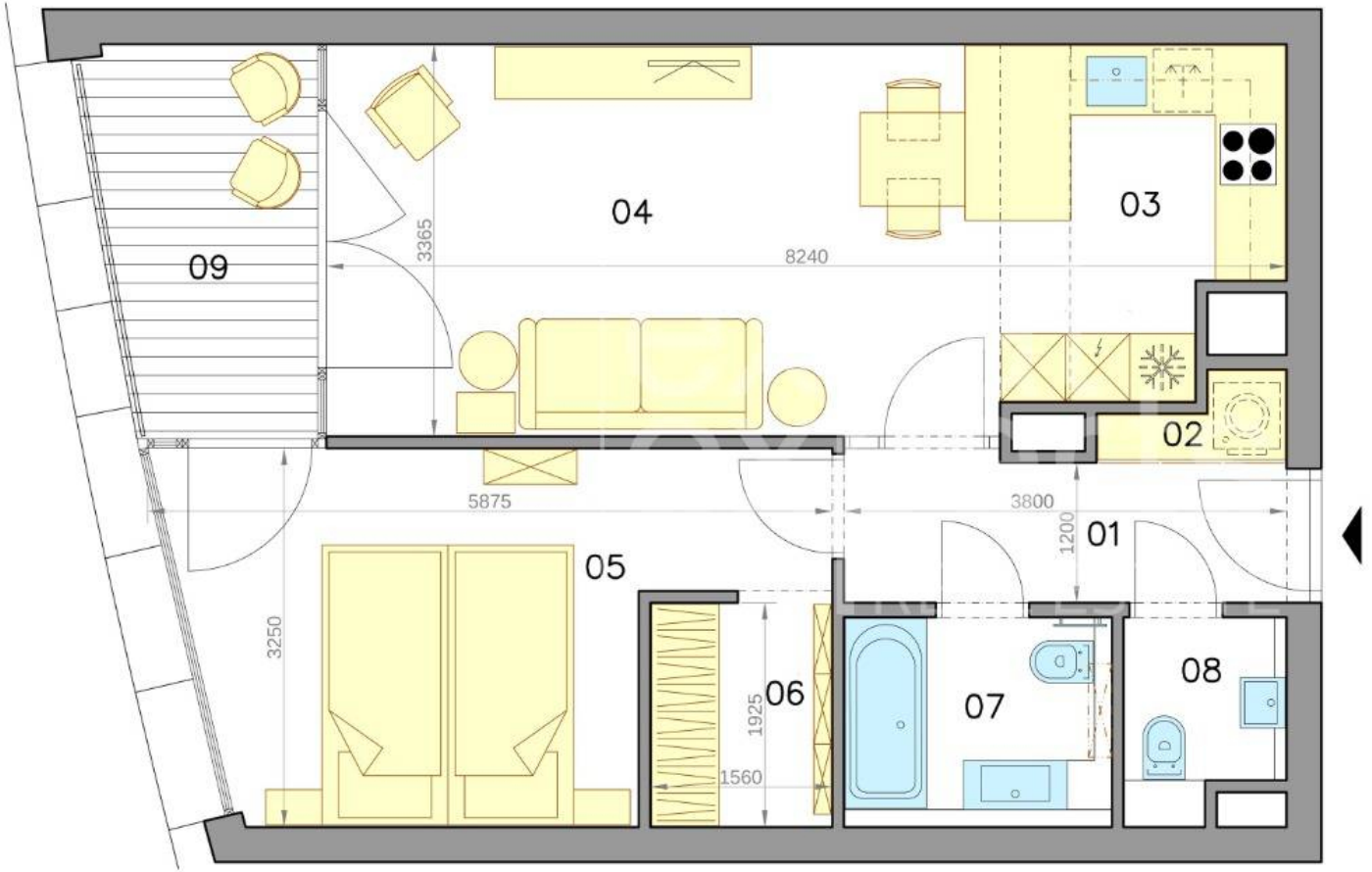


3D preview

Link to property

Video



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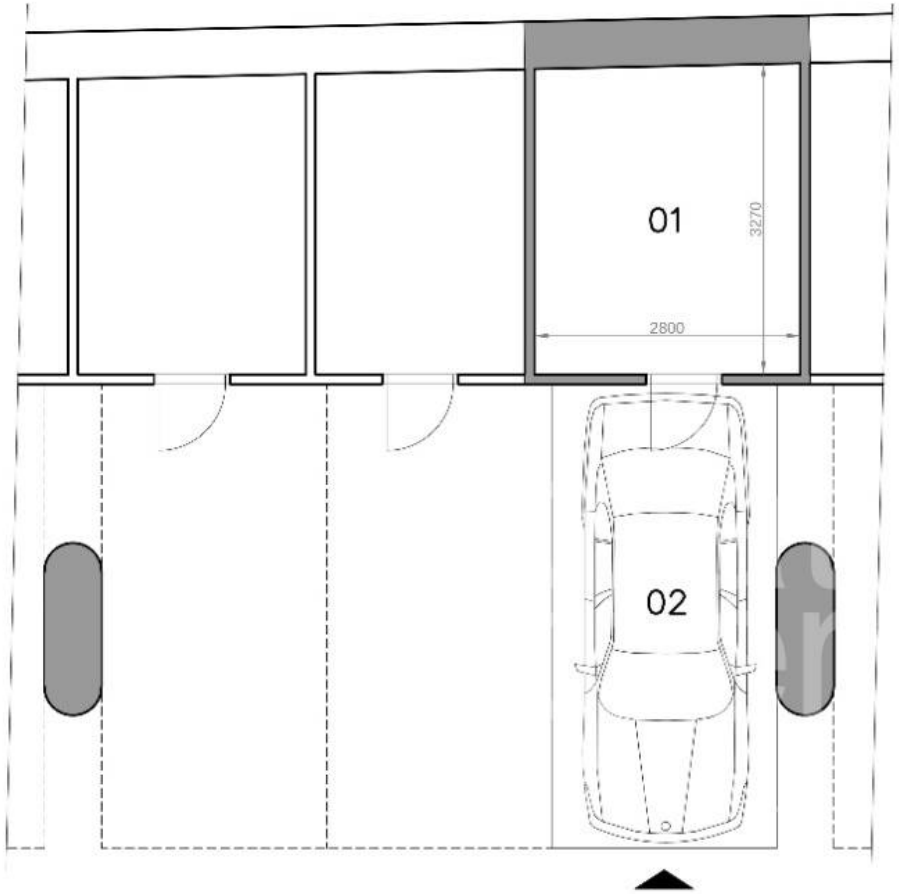
2-izbový byt
1 bedroom apartment

Pribinova ulica
Bratislava II

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS	
01 VSTUPNÁ CHODBA/ENTRANCE HALL	4,66 m²
02 PRÁČOVŇA/LAUNDRY ROOM	0,99 m²
03 KUCHYŇA/KITCHEN	6,49 m²
04 OBÝVACIA IZBA/LIVING ROOM	19,60 m²
05 SPÁLŇA/BEDROOM	14,43 m²
06 ŠATNÍK/WARDROBE	3,10 m²
07 KÚPEĽŇA/BATHROOM	4,08 m²
08 TOALETA/TOILET	2,22 m²
PLOCHA CELKOM/TOTAL AREA	**55,57 m²**
09 LODŽIA/LOGGIA	5,78 m²
10 PIVNICA/CELLAR	9,07 m²

Výmery majú iba informatívny charakter

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- 3. podlažie
- 3rd floor

Pribinova ulica
Bratislava II

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS		
01	PIVNICA/CELLAR	9,07 m^2
02	PARKOVACÍ BOX/PARKING BOX	

Výmery majú iba informatívny charakter

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