



SOLD 1 bdr apt view to the castle, Panorama City, 53m², loggia, parkin
Bratislava I - Staré Mesto - Landererova - PANORAMA TOWERS

FOR SALE

339 900 €
(6 410 € / m²)

+ 35000 € parking, vrátane provízie

Property ID: 665798

Condition

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

Size

Number of rooms: 2
Usable area: 53 m²
Total area: 61 m²

Floor

19. of 33 floors
Elevator: yes

Parking

indoor
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



Ing. Miriam Gallová

+421 940 609 235
gallova@expat.sk



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Property description

2-room apartment with a view of the castle and the city and with beautiful sunsets, with an area of 53m², partially furnished, in the 5-year-old new building PANORAMA CITY Tower 2, in the city center on Landererova street, southwest-oriented, with a view from 19. floor, with a large 6m² loggia and parking in the garage.

Based on a contract with the owner, we offer for sale a partially furnished apartment, for own housing or for use in an investment in a rental apartment. The apartment, which has an area of 50.68 m², has a cellar of 2.36 m² and parking 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 - you enter the living room connected to the kitchen and the entrance to a spacious loggia and the second room has a separate bedroom. The apartment is air conditioned in the main room. 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=FEnqT7FP5Ba>

Video: <https://youtu.be/X7eODQ2Sp6Y>

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

The area of the apartment is 50.68 m², the area of the cellar is 2.36 m², the area of the loggia is 5.88 m².

The price of the apartment is EUR 339,900 plus a garage parking space of EUR 35,000, the total price is EUR 374,900, including commission and legal and real estate services.

As for the rent, such an apartment can be rented for 1050 Euros, including energy - energy and internet are about 205 Euros.

APARTMENT

- The apartment is located on the 19th floor of the TOWER II building. in Panorama City, the building has a 33rd floor
- 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)
- interior doors and frames SAPELI oak veneer without glazing, doors with hidden hinges, door height 210cm
- oak wooden floors throughout the apartment, tiles in the bathroom
- plasterboard ceiling
- custom kitchen with built-in Electrolux appliances (ceramic hob, electric oven, 45cm dishwasher, refrigerator with freezer), Electrolux extractor hood, Schöck black sink with Schöck sink faucet,
- dining table, two dining chairs
- sofa, furniture set, vertical blinds on the windows
- loggia with a practical floor imitating a wooden floor, 5.88m² area, roofed, with a glass railing, 3.37m x 1.74m with a beautiful panoramic view of the castle, the new bridge and the whole city, the western orientation promises beautiful sunsets
- bathroom with entrance from the hallway has a changed layout compared to the original project, has a plastic tub, ceramic sink with sink cabinet with 2 drawers, mirror, hanging toilet with concealed flush, sanitary brand Ideal Standard, faucet for washbasin and bathtub brand TRES, Koralux ladder radiator, fan, place for washing machine

60x60cm

- the bedroom has a changed layout, has a larger area than other similar apartments in Panorama, with a double bed 180x200, bedside tables and a L-shaped wardrobe made to measure, with a corner window that provides a panoramic view from the room, vertical blinds
- directly at the entrance to the apartment, in the hallway, there is a built-in wardrobe with sliding doors, the vestibule is enlarged compared to the original project
- 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 2.36 m² (dimension 1.75 m in length and 1.35 m in width), which belongs to the apartment,

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 elevator.
- Parking outside the garage for visitors is possible in the Eurovea shopping center

APARTMENT COSTS

- approx. 176 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. You can choose optics from 4 different providers - T-com, Orange, UPC and Swan - the cost of TV and internet is about 25 Euros.
- breakdown of costs for the apartment: the administrator for the apartment 138 Euros, the administrator for parking in the garage 27 Euros, electricity for the apartment 11 Euros, TV and internet according to the provider's choice

APARTMENT BUILDING

- The Panorama City apartment complex on Landererová 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 YEME and other operation), the second and third floors are for homeowners,
- 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 food and DM drugstore, close to commercial centrum Eurovea and the planned center of Niva near 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 at Dostojevský rad 50, 70, trams at Šafárikovo square.

The apartment is currently rented, but will be vacated upon sale. The price of the apartment includes only custom-made furniture and a built-in kitchen appliances and bathroom equipment (without washing machine), a wardrobe in the vestibule and a wardrobe in the bedroom. It is possible to arrange with the tenant to buy a double bed, sofa, dining table with chairs and TV.

The property is owned by a person. There is a lien on the title deed, a lien will be removed after signing of reservation contract.

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

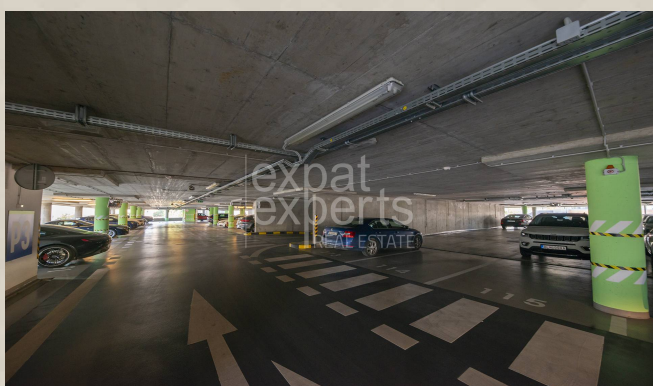
The price of the apartment and the garage includes the agency commission.

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@ beautiful views of the city @ spacious 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	4,75 m ²
02	KUCHYŇA/KITCHEN	6,34 m ²
03	OBÝVACIA IZBA/LIVING ROOM	18,52 m ²
04	SPÁĽŇA/BEDROOM	15,31 m ²
05	KUPEĽŇA/BATHROOM	5,76 m ²
PLOCHA CELKOM/TOTAL AREA		50,68 m²
06	LODŽIA/LOGGIA	5,88 m ²
07	PIVNICA/CELLAR	2,36 m ²



Výmery majú iba informatívny charakter
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