

SOLD 3-bdr low-energy terraced house with heat pump, 170m², garage
Bratislava III - Vajnory - Široká

FOR SALE

450 000 €
(2 640 € / m²)

vrátane provízie RK

Property ID: 709630

Condition

Furnishing: unfurnished
Terrain: plain
Access road: asphalt road
Building material: brick
Year of building approval: 2008

Size

Number of rooms: 4
Usable area: 170 m²
Total area: 194 m²
Land area: 241 m²
Built up area: 109 m²

Floor

Number of floors: 2

Parking

private

Garage: 1 car

Property equipment

Bathroom: 2x, bath and shower
Windows: plastic
Terrace: 24.00 m²
Air condition: yes
Fire place: yes
Internet connection: other
Heating: own
Water: water well and public water-supply
Electricity: 230/400V
Gas: yes
Sewerage: yes
Wheelchair access: yes



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Property description

Family house is sold. Ad is for marketing purposes only.

We offer for sale a low-energy 4-room family house in a terraced building, with a water-to-water heat pump system (2 wells in the garden), with a floor area of 170 m², on a plot of land with an area of 241 m², in the Bratislava - Vajnory location. The house is located in a quiet area, which provides peaceful living and at the same time close to the highway bypass and public transport.

3D tour: <https://my.matterport.com/show/?m=tPQoUYhK4db>

Video for the house: <https://www.youtube.com/watch?v=YdeXOmG96AQ>

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The house is terraced, two-storey, with a total area of 194 m², floor area including garage 170 m², built-up area of the house 109 m², terrace 24 m², garage 16 m². The land has a total area of 241 m². The house was built of brick. The property was approved in 2008. It is sold with ecological equipment and used natural materials, without equipment, the built-in kitchen unit, built-in wardrobes, all lamps, shoe racks and everything else that is currently in the house remain.

LAYOUT OF THE HOUSE:

On the ground floor of the house there is a garage for 1 car and the entrance to the house. You enter the vestibule, which is also accessible from the garage. Layout of the ground floor: entrance hall, spacious living room, fully equipped kitchen, bathroom (with shower, sink and toilet), corridor and utility room with heat pump and washing machine. There is a fireplace in the living room, windows facing east, glazed windows 7m wide, entrance to a 24m² terrace and a landscaped square garden of 66m².

On the 1st floor, there is a recreation area, in which there are 3 bedrooms with built-in wardrobes and a spacious bathroom equipped with a shower, a double sink, a bathtub and a separate toilet with a sink. There is a storage space in the attic.

TECHNICAL SPECIFICATION:

- terraced family house, terraced development consists of 6 family houses
- built from 30cm Porothersm brick and insulated with 8cm polystyrene, without a basement
- there are brick walls on the ground floor, plasterboard and internal insulation on the first floor
- the roof is gable, tiles brand Bramac, chimney stamp Schiedel
- heating and water heating is provided by a heat pump and fan coils (heating and air conditioning, only for a low tariff),
- heat pump brand Rhoss is the most efficient water-water type, it uses water pumped from a drilled well at the back of the property, supplemented by an electric DHW tank
- individually adjustable heating with a thermoregulator in each room.
- fan coils located in each room work as radiators in winter and as air conditioning in summer
- there is a wood-burning fireplace in the living room, there are no vents to other parts of the house
- underfloor hot water heating is in the kitchen floor and in the upper bathroom, plus there are ladder radiators in the hall, garage and bathrooms
- the staircase is a combination of wood and stainless steel
- plastic windows in white color with 2-pane, on the terrace door to the garden with 3-pane,
- veneer interior doors, panel frames, stamp Sapeli
- in the living room and there in bedrooms are laminate floors,

- tiles in the corridor and in the bathrooms and in the kitchen
- switches and sockets brand Merlin Gerin
- the storage space in the attic is walkable, exit up the roof folding stairs, height 1.5m
- the property is secured by a DSC alarm, which has a GSM module, the possibility of sending SMS messages to several numbers,
- communication with the visitor at the gate and opening the gate with an electric doorman
- entrance to the property is through a stainless steel sliding gate for remote control, Came drive
- sectional garage door also for remote control
- currently internet connection and satellite TV located on the roof/cable are used.
- the house is connected to municipal water supply, sewerage, electricity and gas. Without energy certificate.
- a second car can be parked in front of the garage on the property, and a third car can be parked on the road in front of the house
- a garden with automatic irrigation, connected to a well, to which a heat pump is also connected
- stone paving on the terrace, the path to the house and at the entrance to the garage

Orientation to the cardinal points: East side - living room and 2 bedrooms upstairs, West side - kitchen, bathroom and 1 room upstairs.

GROUND FLOOR OF THE HOUSE

KITCHEN 20m²

- kitchen with a large 2-window,
- custom-made kitchen, with built-in appliances Gorenje - glass-ceramic wide hob, separate hood, built-in electric oven, built-in dishwasher and free-standing fridge with freezer
- Teca stainless steel sink directly under the window, sink lever faucet with pull-out shower
- large work area and plenty of storage space
- the floor is tiled, underfloor heating

LIVING ROOM 35m²

- a spacious room with a fully glazed 7 m wall with windows and sliding patio doors
- beautiful view of the garden
- wood burning fireplace
- stairs towards the floor
- laminate floor
- heating and air conditioning with fan coils

TECHNICAL ROOM

- heat pump brand RHOSS, connected to a well, type water water, WILO pump,
- electric boiler for hot water heating,
- washing machine outlet
- shelves under the mezzanine

BATHROOM on the ground floor

- Ravak shower, with sliding door, with concealed Kludi lever shower faucet
- concealed flushing Geberit, Roca toilet
- designer glass sink with high lever faucet
- ladder radiator

GARAGE 16m²

- sectional garage door controlled by remote control
- radiator, sink
- 400V socket
- transition from the garage directly to the entrance hall of the house, with dry feet

HALLWAY

- there is a hanger and shoe racks in the entrance to the house
- around the corner in the corridor in front of the bathroom and utility room is a space for hanging clothes
- radiator

1st FLOOR OF THE HOUSE

3 BEDROOMS - 15, 21 and 23 m²

- each bedroom has a wardrobe
- heating and air conditioning with fan coils
- there are laminate parquet floors

BATHROOM upstairs

- the bathroom has natural light and ventilation through the windows above the bathtub
- acrylic bathtub, stamp Ravak, concealed Kludi lever bath faucet
- Kolo shower, with a built-in seat, Kludi concealed shower faucet
- 2-sink with lever taps,
- mirror with lighting,
- ladder radiator

SEPARATE TOILET upstairs

- concealed Geberit flush, Roca toilet
- small ceramic sink with lever faucet
- mirror with lighting, fan
- ladder radiator

ATTIC

- the attic space is accessible via the attic stairs in the corridor on the first floor
- walkable, height 1.5m
- suitable for storing seasonal equipment

PARKING:

The house has a garage for one car + outdoor parking in front of the garage and 1-2 cars in front of the lot on the street.

COSTS:

Monthly costs are about 150 Euros, including electricity consumption, cold drinking water and waste removal.

LOCATION:

The property is located in a quiet street, so privacy is ensured for a happy family life. The Vajnory district provides complete civic amenities, from shops and services, to schools, kindergartens, vocational schools, health centers, pharmacies, post offices, banks, ATMs and many restaurants with typical local cuisine (goose feasts, etc.). Vajnory

offers a wide range of opportunities for relaxation, but also sports, such as cycling routes, hiking, riding arena and stud farm, Vajnory lakes.

Available public transport, rail and bus transport, connection to the highway within 5 minutes.

PRICE:

- including complete real estate and legal services
- there is a lien on the house, which will be transferred to another property during the sale
- it is possible to take out a mortgage loan when buying

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@low costs @ecological @immediately ready to move in



3D preview



Link to property



Video



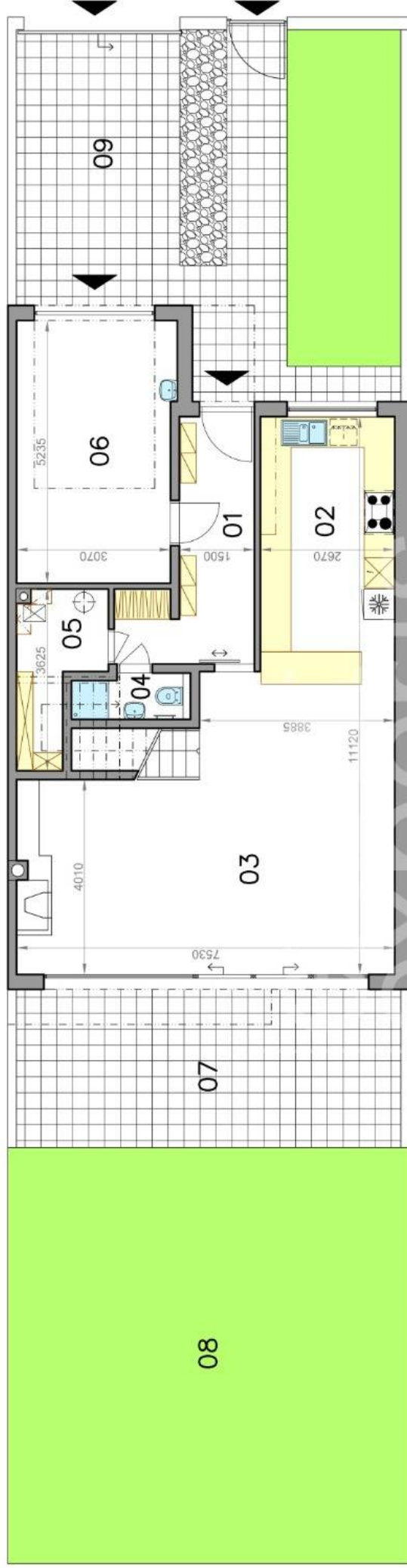
3D preview



Link to property



Video



4 izbový rodinný dom - prízemie
3 bedroom house - ground floor

ulica Široká, Vajnory
Bratislava III

LEGENDA MIESTNOSTI/LEGEND OF ROOMS

01	VSTUPNÁ CHODBA/ENTRANCE HALL	5,8 m ²
02	KUCHYŇA/KITCHEN	19,9 m ²
03	OBÝVACIA IZBA/LIVING ROOM	35,1 m ²
04	TOALETA, SPRCHA/TOILET, SHOWER	2,5 m ²
05	KOTOLŇA/BOILER ROOM	5,0 m ²
06	GARÁŽ/GARAGE	16,3 m ²

PLOCHA CELKOM/TOTAL AREA		84,6 m ²
07	TERASA/TERRACE	24,0 m ²
08	ZÁHRADA/GARDEN	66,5 m ²
09	SPEVNENÁ PLOCHA/PAPERED AREA	50,0 m ²



4 izbový rodinný dom - poschodie
3 bedroom house - floor

ulica Široká, Vajnory
Bratislava III

LEGENDA MIESTNOSTI/LEGEND OF ROOMS

11	IZBA/ROOM	20,8 m ²
12	IZBA/ROOM	15,3 m ²
13	IZBA/ROOM	22,6 m ²
14	SCHODISKO/STAIRWAY	5,0 m ²
15	TOALETA/TOILET	2,4 m ²
16	KÚPEĽŇA/BATHROOM	12,4 m ²
17	CHODBA/HALL	6,8 m ²
PLOCHA CELKOM/TOTAL AREA		85,3 m²