

## SOLD Amazing apartment in the middle of the forest, loggia

Bratislava V - Petržalka

**FOR SALE**

**199 900 €**

vrátane provízie RK

**Property ID: 674403**

### Condition

**New building:** yes

**Furnishing:** furnished

**Orientation:** south east

**Building material:** brick

**Year of building approval:** 2016

### Size

**Number of rooms:** 1

### Floor

2. of 5 floors

**Elevator:** yes

### Parking

outdoor

### Property equipment

**Bathroom:** 1x, bath

**Windows:** plastic

**Loggia:** yes 5.55 m<sup>2</sup>

**Air condition:** no

**Internet connection:** optics

**Cable TV:** yes

**Heating:** central - common boiler room

**Gas:** no

**Energy certificate:** B

**Wheelchair access:** yes



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## Property description

We offer exclusively for sale **a small but very practical apartment, with a very well designed layout**, fully furnished. It is located in a 5-year-old apartment building, built in Starý Háj in Petržalka, in the middle of a forest, with a beautiful courtyard with mature trees, a pond and gardens. The apartment is so nicely furnished and harmonized, immediately available for purchase, which you just need to move into with personal belongings. It is situated on the 2nd floor (5), the house has a spacious elevator, **barrier-free access** from the car to the apartment, without a single step. The apartment is located in a quiet and safe location overlooking the greenery, southeast orientation. There are plenty of parking spaces around the house in the free outdoor car park. **Low monthly apartment costs.**

The area of the apartment is 36.31 m<sup>2</sup>, the area of the loggia is 5.55 m<sup>2</sup> - the loggia is huge and has a practical square shape 206 x 251 cm

The price includes an apartment and a share in the land and common areas. The apartment does not sell a cellar or parking space in the garage.

**Virtual 3D Tour:** <https://my.matterport.com/show/?m=zdZunxRhwei>

**Video for the apartment:** <https://youtu.be/lpROUShRao4>

### APARTMENT

The apartment has a very practical air layout and is fully furnished. It enters the middle part of the apartment, overlooking the living room with large windows. The apartment has everything it needs for a comfortable life one, max. 2 people. Bedroom with wardrobe separated by a sliding door. Kitchenette with dining area. Huge loggia with seating and forest views. Extra large bathroom with bath and toilet. Entrance hall and utility room for placing a washing machine or storing various things in the apartment.

### APARTMENT EQUIPMENT

- entrance door to the apartment security, Sherlock brand
- 3-pane plastic windows, white inside, brown outside, insect screens,
- electrically operated aluminum blinds for remote control,
- radiator heating, thermostatic heads
- laminate floors,
- white cladding frames and white doors, two sliding doors at the entrance to the bedroom
- quality wiring, switches and sockets stmp. Niko
- plasterboard ceiling throughout the apartment with built-in spotlights
- the height of the ceiling to the ceiling is 245 cm

### THE KITCHEN

- kitchenette with loggia window
- Ikea L-shaped kitchen with solid wood worktop, white gloss,
- with built-in appliances - low refrigerator under the worktop with internal freezer compartment HUTTRA 118 / 18l,
- glass-ceramic hob, hot-air electric oven, built-in hood with recirculation through the filter,
- stainless steel sink with storage surface, stainless steel sink mixer Ikea, LED strip worktop lighting
- folding table with solid wood top and 2 upholstered chairs

### LIVING ROOM with exit to the loggia

- upholstered 2-seater sofa, stool
- carpet, coffee table, TV table (TV does not stay in the apartment after sale)
- large south-facing windows beautifully illuminate the whole apartment,

- the window sill starts low, 57 cm from the floor, there are transparent glass railings on the windows
- a large decorative clock on the wall
- external aluminum blinds controlled by remote control on the living room window and terrace door

#### LOGGIA

- area 5.55 m<sup>2</sup>, dimensions 206 x 251 cm
- glass railing 125 cm high, side wall to the adjacent loggia made of opaque frosted glass
- table with 2 chairs
- 2 electrical sockets, ceiling light
- part of the loggia is covered by the loggia from above, part protruding from the facade,
- currently the floor is only painted with concrete, it is possible to place here e.g. wooden terrace floor
- practical drainage channel for water drainage in case of rain and snow

#### BEDROOM

- Ikea bed - with a high bed 140x200cm, with an upholstered headboard mounted on the wall
- 2 bedside tables with lamps
- practical rolldor with 2 identical sections for 2 people, hanging, shelves
- a large window with a low window sill can be obscured by an external blind and after closing the door you have privacy from the rest of the apartment

#### THE BATHROOM

- spacious bathroom with glossy tiles
- Enamel bathtub with Hansgrohe bathtub mixer
- Grohe concealed flushing
- Duravit toilet
- Duravit washbasin, Hansgrohe lever mixer
- Mirrored cabinet with large storage space
- tall storage box for towels and drugstore
- ladder radiator - dual - for hot water, also with the possibility of switching to electricity outside the heating season
- Ceiling fan

#### TECHNICAL ROOM

- From the corridor in the vestibule you enter a separate technical room
- there is currently a Hotpoint Ariston 6kg washing machine, there is a siphon, water supply, socket
- storage shelves
- Possibility to place a full refrigerator with freezer, or a separate freezer for a small refrigerator in the kitchen. links

#### ENTRANCE

- clothes hanger, shoe bench, shoe storage
- Mirror
- intercom for opening the entrance door to the apartment building

#### **POSSIBLE ADJUSTMENT OF APARTMENT AVAILABILITY**

we also put a layout in the floor plans that shows a possible modification of the apartment

- creation of entrance doors to the technical room directly from the kitchen, while in the technical room would be placed full-fledged refrigerator and washing machine and shelves for storage
- to the kitchen - in the place where there is now a refrigerator, a dishwasher or lower cabinets with storage space could be placed
- creating a closed wardrobe at the vestibule of the apartment, with a door, while in the room you would be able to



store clothes and shoes, a storage system for hanging and shelves without sliding doors would suffice and you would also have space for various things like vacuum cleaner, ironing board and others

#### **APARTMENT BUILDING**

- 5 and 4-storey apartment house, with 2 entrances, 3 apartments on the floor,
- Commissioning in 2016
- Barrier-free access from the parking lot, through the entrance to the apartment, elevator to the apartment
- Brick building with insulation
- Heating of an apartment building and apartments from boiler room in building
- Medium-sized elevator for 12 people, also suitable for moving
- The front door to the apartment building is opened with a chip, plus alternatively a key
- Separate storage room for bicycles on the ground floor
- Stand for ventilated trash bins, under the house, with access from the street and the yard
- Common room in a separate building in the courtyard for family celebrations, meetings, possibility to rent
- High flower beds for rent
- Pond, natural multifunctional playground, playground, garden, sitting in the garden
- Large free car park in front of the apartment building (plus underground garages where apartment owners have a garage)
- Food and cafe on the ground floor of the next apartment building a great advantage
- The administrator of the apartment building has premises directly on the ground floor of this house

#### **LOCATION:**

The apartment is located in the center of Petržalka, in the Starý Háj area, in the Hájpark project, right in the middle of the forest and mature trees, which are under construction in max. measures have been preserved.

The entrance to the complex is from Kutlíková, where there is also a public transport stop - bus no. 98. (stop Malý Draždiak)

Behind the apartment building there is a tennis complex with courts and a tennis hall and the premises of the Dudova and OA Dudova primary schools.

Near Hájpark there is also a racetrack, Malý Draždiak, Veľký Draždiak.

#### **COSTS**

monthly deposit prescription from the administrator for the apartment 76 EUR (heating, water, administration, waste collection, repair fund, park maintenance)

electricity 15 EUR,

total: 91 EUR plus internet and TV - the apartment has optical internet and TV from Telekom, payment 28 EUR per month

#### **METHOD OF FUNDING:**

There is no bank lien on the apartment. It is possible to take out a mortgage when buying.

**We look forward to seeing you!**

**More information: Ing. Miriam Gallova, +421 940 609 235, gallova@expat.sk**

@furnished @excellent layout

@1 sold

@2 NEW BUILDING





3D preview



Link to property



Video

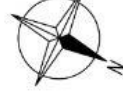
**1,5-izbový byt**  
**1,5 bedroom apartment**

**Kutlíková ulica**

**Bratislava V**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	CHODBA/HALL	5,00 m <sup>2</sup>
02	KÚPEĽŇA/BATHROOM	4,66 m <sup>2</sup>
03	SPÁĽŇA/BEDROOM	7,55 m <sup>2</sup>
04	OBYVACIA IZBA/LIVING ROOM	12,33 m <sup>2</sup>
05	KUCHYŇA/KITCHEN	4,85 m <sup>2</sup>
06	PRAČOVŇA/LAUNDRY ROOM	1,92 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>36,31 m<sup>2</sup></b>
07	LODŽIA/LOGGIA	5,55 m <sup>2</sup>



Výmery majú iba informatívny charakter

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**Variant "A" - existujúci stav**





## Variant "B" - zmena dispozície č.1