

SOLD Charming attic 2 bedroom duplex with fireplace, Nivy

Bratislava II - Nivy - Miletičova

FOR SALE

239 990 €
(3 190 € / m²)

vrátane provízie pre RK

Property ID: 642297

Condition

Condition: fully re-made
Furnishing: partly furnished
Building material: brick
Year of construction: 1940
Year of building approval: 2000

Size

Number of rooms: 3,5
Usable area: 75 m²
Total area: 115 m²

Floor

3. of 3 floors
Elevator: no

Parking

outdoor

Property equipment

Bathroom: 1x, bath
Windows: wood
Utility room: 4.00 m²
Air condition: yes
Fire place: yes
Internet connection: optics
Cable TV: yes
Heating: own - natural gas
Gas: yes
Wheelchair access: no



Ing. Miriam Gallová

+421 940 609 235
gallova@expat.sk



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Property description

The apartment was sold. Advertising is for marketing purpose only.

Based on an exclusive contract with the owner, we offer for sale a cozy attic apartment with a large area and storage space near the market on Miletičová and Niva, 5 minutes from the center of Bratislava. It is unique with its good energy, oriented to all cardinal points, practical layout, modern equipment, and offers the feeling of living in a family house.

Own heating - in the fireplace or own boiler, air conditioning, bathroom with window, herb garden on the window, technical room for washing machine and large wardrobe, plus the fact that no one is overwhelming you and the low monthly cost, these are conveniences that others apartments do not offer and do not have a similar charm.

The apartment was created during the reconstruction of the roof of an older 3-storey house and was built into the attic space, which took place in 2000. There is an original floor of the apartment, which has 2 rooms and a bathroom and an area of 64m² attic storage space, which has 3 rooms - a walk-through study, a lockable room - a bedroom and behind it another room with a window used as a spacious wardrobe. There is also a utility room with a boiler and washing machine.

The upper floor of the apartment has 50 square meters and it is possible to open it completely without partitions and use e.g. also as a studio, while the future owner would have housing only on the lower floor. The apartment also has a large practical cellar in the basement of the house with an area of 4 square meters. The parking lot behind the apartment building intended only for the occupants of the house has sufficient capacity and there is no problem with parking. The proximity of the popular market on Miletičová, Nivy station, public transport, shops, schools, quick access by car anywhere in the city - these are other advantages of this apartment.

Virtual Tour : <https://my.matterport.com/show/?m=UxeBjbWX5zb>

Video from the apartment - <https://www.youtube.com/watch?v=EsiNnK-2IDQ>

In case of interest, call: Ing. Miriam Gallova, 0940 609 235, gallova@expat.sk

The total area of the apartment is 115m² + 4m² cellar, of which 64m² on the ground floor and 51m² on the first floor. The usable area of the apartment (only the area with a height over 130 cm) is 49 m² ground floor + 26 m² first floor, a total of 75 m².

The area of the apartment on the title deed is 49 square meters, while the attic is taken as storage space for the apartment, because it has a ceiling height of 218 cm.

The upper floor of this duplex is also located above the apartment, which is on the same floor as the apartment being sold. During the reconstruction of the roof on the apartment building, 3 such maisonettes were created, one in each entrance.

Orientation of the apartment - living room to the east, kitchen and bedroom to the south, bathroom to the west. Due to the fact that the upper floor has windows to the east and west, it is beautifully lit and the staircase also illuminates the lower part of the apartment.

APARTMENT

As part of the complete reconstruction of the apartment in 2000, when the entire roof of the apartment building was reconstructed, the following was done:

- installation of new windows in the dormers - wooden eurowindows - 2glass,
- installation of VELUX roof windows on both floors, plus shading blinds
- the bathroom was expanded and completely renovated
- complete replacement of electrical installation,
- the gas boiler has been replaced
- a fireplace stove has been added, which can heat almost the entire apartment
- new radiators throughout the apartment, including a ladder radiator in the bathroom
- new ceilings with preservation of the original wooden beams
- new interior doors
- new Sherlock security entrance door
- new floors in the whole apartment - in the whole apartment on the ground floor and especially on the first floor there is a single floor
- new tailor-made kitchen with veneer doors
- built-in appliances in the kitchen - all replaced in 2017/2018
- the air conditioning unit has been installed

The apartment has 2 bedrooms - one on the ground floor, the other on the first floor, a walk-through living room connected to the kitchen, one bathroom with a bathtub and a toilet on the ground floor. Upstairs, a technical room for a washing machine and boiler, a walk-through study and a lockable room for a large walk-in closet with a window.

GROUND FLOOR DUPLEX

LIVING ROOM WITH KITCHEN

After entering the apartment and putting things away in the vestibule of the apartment, you enter directly into the beautiful living room, which is freely connected to the kitchen. The room has two large windows facing east, the kitchen skylight and opposite the staircase there is another window with a large window to the south, the room is nicely lit with a pleasant atmosphere. On one window in the living room there is a mini garden for flowers and herbs, protected by a mesh. The living room itself - without a kitchenette, has a size of 21 square meters. On the ceiling of the living room with kitchen are acknowledged the original wooden beams, which gives the room an unmistakable character.

Under the staircase to the upper floor of the apartment there are stylish Italian hot air fireplace stoves of the EDILKAMIN brand with an output of 8.5 kW, with a cast iron fireplace. The fireplace stoves can beautifully heat the whole ground floor and part of the attic, and create a magical atmosphere at any time of the year, not only at Christmas time. It is also possible to significantly reduce gas consumption when heating an apartment by using stoves. The stoves are led to the lined chimney, the annual revision of which is provided by the chimney sweep (paid as part of the rent, the revision is not paid by the landlord).

KITCHEN

Low wall separates kitchen from the living room with an area of 10 square meters. Tailor-made kitchen with built-in appliances. Built-in appliances - Electrolux gas hob with 5 burners, BEKO electric oven with a large volume, dishwasher 60 cm BOSCH, corner stainless steel sink Franke, Ikea lever mixer, pull-out basket in the cabinet. Freestanding American refrigerator and freezer Whirlpool (not included in the price of the apartment, can remain by arrangement). All appliances were replaced in 2017/2018.

On the entire ground floor of the apartment is a uniform high-quality laminate floor, resistant to scratches. In the living room there is an optical cable with a wifi router - the internet is currently provided by Orange, but it is also possible to choose UPC.

BEDROOM ON THE GROUND FLOOR

Currently, the bedroom on the ground floor is freely connected to the kitchen and is used as a children's room. Its area is 17 square meters, has two windows - in the vicarage to the south and roof window to the west.

Originally, however, there was a partition between the kitchen and the room, which can be restored again and the room will be entered through a door that is from the entrance hall to the apartment.

The floor is the same laminate floor as in the living room and kitchen.

THE BATHROOM

The only bathroom in the apartment has an area of 8 square meters, is naturally lit and ventilated by a window in the vicarage. There is a corner plastic bath, 80 cm wide sink with cabinet and toilet, which is optically covered by a low wall. There is storage space under the roof behind the wall. Large mirror with lighting. Ladder radiator. The floor is again a durable laminate floor, which is on the entire ground floor of the apartment.

1st FLOOR of DUPLEX

You can get to the first floor by an open staircase by the kitchen - the stair arm is made of iron construction and is fitted with solid wooden steps, on the wall there is a handrail that you can hold while walking up the stairs. At the end of the stairs upstairs is a security barrier - a door that prevents the stairs from entering the stairs.

The floor has a total area of 50 square meters and is divided by two partitions into 3 rooms. The partitions can be removed and you can create a large study or studio here.

In the part where there is a study, above the bathroom lid, it is possible to open the roof in the future and make a terrace, similar to the apartment building next door.

There is a uniform laminate floor on the whole floor, but it is not the same floor as on the ground floor, but it has a similar shade.

WORKROOM

In the first room after entering the upper floor is a passable open room with an area of 15 square meters, currently used as a study. It is beautifully lit because it has roof windows to the east and west. A SAMSUNG air conditioning unit is located in the stairwell, at study level. The external unit is located on the east roof between the vicars.

TECHNICAL ROOM

In the corner of the study is a separate lockable technical room, in which there is a gas boiler Protherm RYS (flow, designed for the preparation of hot water in the radiators in the apartment and for the preparation of hot water). The boiler is inspected annually by the gasman at the expense of the administrator, this is not paid by the owner of the apartment. There is also water and waste in the room and there is an LG 6kg washing machine. There is also a practical detergent rack.

BEDROOM

Behind the study is a lockable room with 1 roof windows, currently used as a parents' bedroom. It has an area of 17 square meters. Window to the west.

The room has no built-in wardrobes, as there is a walk-in closet next door in the last room on the floor.

WARDROBE / ROOM

The last room on the first floor, which is accessed from the bedroom, is currently used as a walk-in wardrobe. It has 1 roof windows to the west and an area of 15 square meters.

CELLAR

The cellar is located in the basement of the house, has a size of 4 m², there is a shelf, the possibility to put the bike

away. It is located next to the stairs to the basement, so in addition to the space next to the stairs, you can also use the space under the stairs. The cellar is not owned by the owner of the apartment, but in the lease for an indefinite period, there is a separate lease agreement. It is paid to the administrator of the apartment building, in sum you pay monthly to administrator (.2,5 Eur monthly)

PARKING

The apartment building stands by the road and between the houses there is an entrance to the parking lot, which is situated behind the apartment building. There is a sufficient number of places for the inhabitants of the house. Parking is free.

APARTMENT COSTS

The prescription from the administrator is 87 Euros monthly (paid only for 60 m² of the apartment on the ground floor of the apartment), electricity 31 Euros, gas 38 Euros. The total cost of running the apartment is 156 Euros for 2 people. The house has optics from UPC and Orange, the apartment currently has optics from Orange, you pay 23 Euros.

FINANCING the purchase of an apartment

To buy an apartment you need cash for min. half the price of the apartment. Although the apartment has 115 square meters, the apartment was officially approved only as a 2-room apartment with an area of 49 square meters (after deduction of slopes), which has a large storage space in the attic. It is possible to make an expert opinion on this apartment in the amount of approximately 170.000. EUR, the remaining amount must be financed from savings.

APARTMENT BUILDING

- 3-storey apartment building built in 1940, with a thickness of 50cm brick walls
- 2 apartments on the floor
- The apartment building does not have an elevator and is not insulated due to the width of the walls, but a modification of the facade is being prepared
- The house passed the complex reconstruction of the roof in 2000, when this maisonette was created
- maisonette floorboards are from concrete
- new entrance doors to the house from the parking lot can be opened by attaching a chip, when leaving the house you can use the EXIT button
- home electronic intercom
- sufficient parking behind the house for residents of the apartment building
- public transport stop is not far from the apartment building - buses: 70, 96, 98, 196, N72, trolleybuses: 201, 202, 212,
- two stops from the house is the bus station NIVY
- under the house cafe, food TERNO just opposite the house, newspaper stand, buffet with ready meals, near the market Miletičova, shops and facilities in new office complexes on Prievozská - Apollo Business Center and BBC
- playground in the park Ružová dolina
- summer swimming pool Delfín in Ružová dolina
- primary school on Ružová dolina 29 on foot 5 minutes from the house,
- in the vicinity of the house construction mainly with family houses
- quick access to different directions within the city by car

There is no bank lien on the title deed.

The apartment is also sold with a share of the land.

The apartment is sold with a kitchen unit and built-in appliances, washing machine, stove, boiler and cabinets under

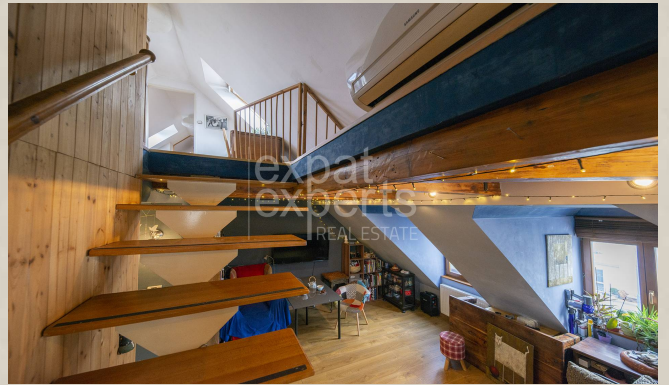
the slope, a cabinet under the sink in the bathroom, other furniture and appliances the owner takes away from the apartment. If there was interest e.g. to leave the American refrigerator is up to the agreement between the seller and the buyer.

The price of the apartment includes the agency commission and real estate service for sale.

If you are interested in a tour, please contact: Ing. Miriam Gallova, 0940 609 235, gallova@expat.sk

@fireplace @ large space

@1 sold



3D preview



Link to property



Video

3,5-izbový mezonet - prízemie
2,5 bedroom duplex - ground floor

Miletičova ulica
Bratislava II

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

11	VSTUPNÁ CHODBA/ENTRANCE HALL	3,8 m ²
12	OBÝVACIA IZBA/LIVING ROOM	21,1 m ²
13	KUCHYŇA/KITCHEN	10,4 m ²
14	SCHODISKO/STAIRWAY	3,2 m ²
15	IZBA/ROOM	17,5 m ²
16	KÚPEĽŇA/BATHROOM	7,8 m ²
PLOCHA CELKOM/TOTAL AREA		63,8 m²



Výmery majú iba informatívny charakter
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3,5-izbový mezonet - poschodie
2,5 bedroom duplex - floor

Miletičova ulica
Bratislava II

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

21	TECH. MIESTNOSŤ/TECH. ROOM	4,0 m ²
22	PRACOVŇA/WORKROOM	15,3 m ²
23	IZBA/ROOM	17,1 m ²
24	ŠATNÍK/WARDROBE	14,8 m ²
PLOCHA CELKOM/TOTAL AREA		51,2 m²



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