



Sunny, spacious 3 bdr apt, 100 m<sup>2</sup>, 2x parking, PANORAMA TOWERS  
Bratislava I - Staré Mesto - Landererova - PANORAMA TOWERS

FOR SALE

570 000 €  
(5 700 € / m<sup>2</sup>)

Property ID: 855330

Condition

**Condition:** reconstructed  
**New building:** yes  
**Furnishing:** furnished

Size

**Number of rooms:** 4  
**Usable area:** 100 m<sup>2</sup>  
**Total area:** 107 m<sup>2</sup>

Floor

24. of 33 floors  
**Elevator:** yes

Parking

private  
**Garage:** 2 cars

Property equipment

**Bathroom:** 1x, bath  
**Loggia:** yes - 17.00 m<sup>2</sup>  
**Utility room:** 3.00 m<sup>2</sup>  
**Air condition:** yes  
**Internet connection:** other  
**Cable TV:** yes  
**Heating:** central



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## Property description

We exclusively offer for sale a 3bdr sunny apartment near the Danube in the location of the new downtown on Landerová Street in Staré Mesto. The apartment is located on the 24th floor (out of 33), there are available 4 high-speed elevators, barrier-free access. The apartment is located in the multifunctional project PANORAMA TOWERS overlooking the Danube (kitchen with dining area and living room with loggia) and 3 rooms have a view of city and to the new downtown.

Virtual tour: <https://my.matterport.com/show/?m=FQ7DdaJLCgh>

The area of the apartment is 100,38 m<sup>2</sup>, the loggia has an area of 7 m<sup>2</sup>. The apartment includes a dry and clean cellar on the 2nd floor with an area of 3 m<sup>2</sup> and two parking spaces next to each other near the elevators. 24/7 reception is available for residents, users of apartments and visitors on the ground floor, which monitors the entrance to residential part of the project.

Disposition:

The apartment has an entrance hall with a spacious corridor from which there is an entrance to three separate bedrooms, a bathroom, a separate toilet and a generous living room with a loggia (7 m<sup>2</sup>) with amazing views, a kitchen with dining area. The kitchen with lots of storage space is equipped with appliances (built-in hob, hood, built-in electric oven, dishwasher, fridge with freezer).

The apartment is for sale furnished with furniture and appliances as shown in the photos.

The apartment is connected to central heating (radiators) with thermoregulation valves. The apartment has installed door porter, security door with multi-point locking; rooms, kitchen and entrance hall have a wooden floor, the bathroom and toilet have ceramic tiles and lining.

The living room is equipped with air conditioning, the whole apartment has enough storage space (built-in wardrobes with shelves/for hanging).

The windows and entrance door to the loggia are plastic with insulating triple glazing, there are shading blinds in the living room, in there are curtains and drapes in the bedrooms.

Multifunctional object:

The sought after PANORAMA TOWERS project was approved in 2016, it consists of two of separate apartment towers, which are connected on the 1st to 4th floors by garages and parking lots. The apartments are located on the 5th to 33rd floors.

On the ground floor there are commercial establishments, YEME groceries, DM drugstore, in the inner block which it is part of the office part, there are cafes with outdoor seating, a bistro/restaurant.

In the project, Internet and cable TV services are provided by Orange and Telekom (optika), the premises are monitored by recording cameras.

Location:

Landererova ulica is part of the developing new location of the Old Town, near shopping mall Eurovea and Nivy, with excellent civic amenities, 2 minutes by car to the highway bypass (AT, HU, CZ), 3 min public transport, 10 min to the city

center.

Parking and cellar:

The apartment includes a cellar on the 2nd floor and two (2) parking spaces (the price of one parking space is 40,000 EUR, two are available), the price of the parking spaces is not included in the price of the apartment, the price of the apartment together with 2 parking spaces is 650,000 EUR.

The apartment is free with the purchase.

We are looking forward to seeing you!

More information: Ing. Zuzana Kanská, +421903455954, zuzana@expat.sk

@1 only here

@beautiful views

@great location

@2 PANORAMA TOWERS





3D preview



Link to property

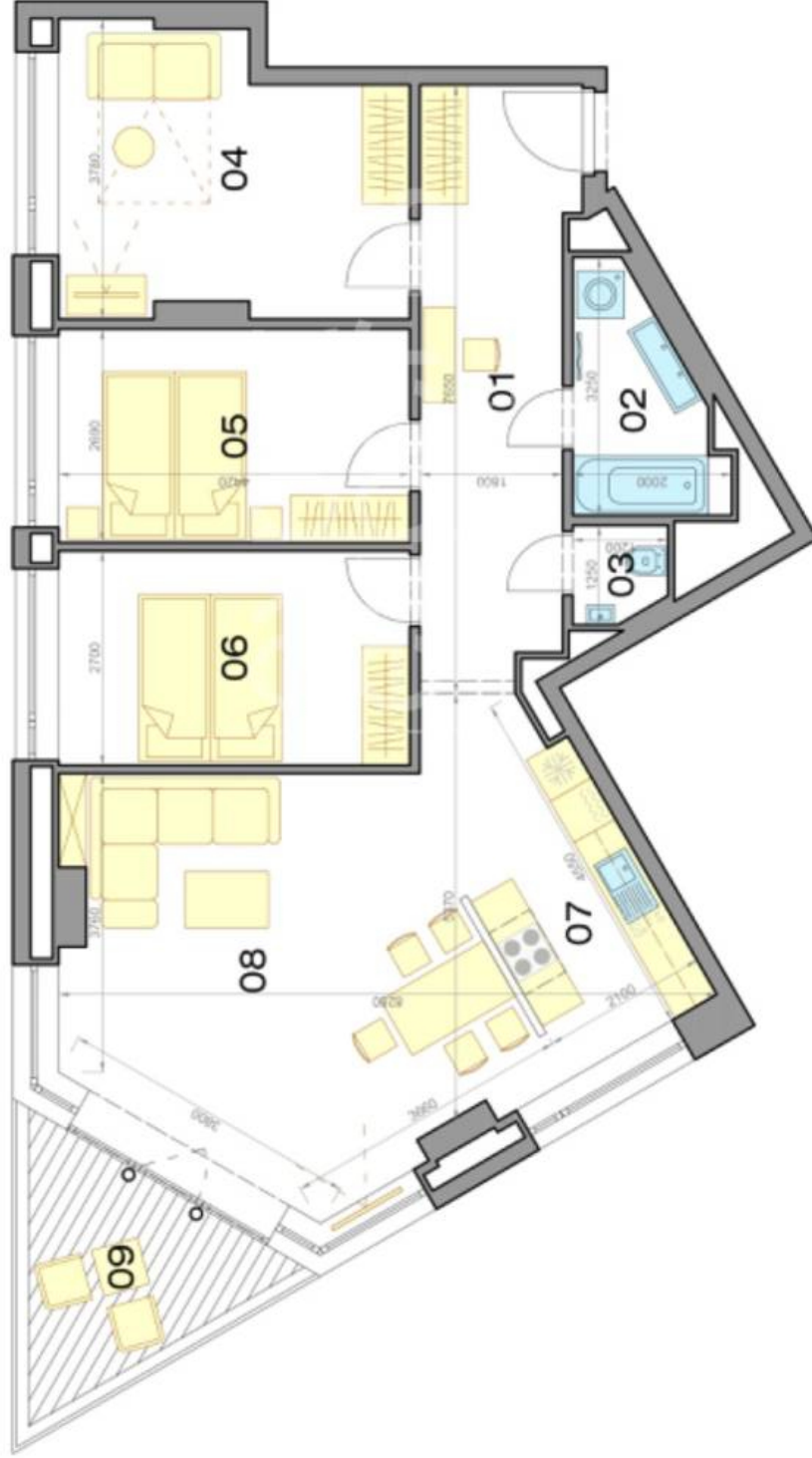


Video

**4-izbový byt**

**3 bedroom apartment**

**PANORAMA TOWERS  
Landererova | BA I**



**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

|                               |                            |                      |
|-------------------------------|----------------------------|----------------------|
| 01                            | PREDSIENĽ/HALL             | 13,87 m <sup>2</sup> |
| 02                            | KÚPEĽŇA/BATHROOM           | 4,50 m <sup>2</sup>  |
| 03                            | TOALETA/TOILET             | 1,38 m <sup>2</sup>  |
| 04                            | IZBA/ROOM                  | 14,59 m <sup>2</sup> |
| 05                            | SPÁĽŇA/BEDROOM             | 11,89 m <sup>2</sup> |
| 06                            | SPÁĽŇA/BEDROOM             | 11,93 m <sup>2</sup> |
| 07                            | KUCHYŇA/KITCHEN            | 9,58 m <sup>2</sup>  |
| 08                            | OBÝVACIA IZBA/LIVING ROOM  | 25,53 m <sup>2</sup> |
| <b>ÚŽITKOVÁ PLOCHA / AREA</b> | <b>93,27 m<sup>2</sup></b> |                      |

09 LODŽIA/LOGGIA 6,90 m<sup>2</sup>

**PRÍSLUŠENSTVO / AMENITIES 6,90 m<sup>2</sup>**



**CELKOVÁ PLOCHA / TOTAL 100,17 m<sup>2</sup>**

Výmery majú iba informatívny charakter  
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