



## Family house, Roľnícka, Sale, Bratislava - Vajnory, Slovakia

Bratislava III - Vajnory - Roľnícka

**FOR SALE**

**468 000 €**  
( 2 570 € / m<sup>2</sup> )

**Property ID: 638986**

### Condition

**Furnishing:** partly furnished

**Terrain:** plain

**Access road:** asphalt road

**Building material:** brick

**Year of construction:** 2009

**Year of building approval:** 2009

### Size

**Number of rooms:** 5

**Usable area:** 182 m<sup>2</sup>

**Land area:** 198 m<sup>2</sup>

**Built up area:** 111 m<sup>2</sup>

### Floor

**Number of floors:** 2

### Parking

private

### Property equipment

**Windows:** plastic

**Utility room:** 36.00 m<sup>2</sup>

**Air condition:** yes

**Internet connection:** wifi

**Cable TV:** yes

**Waste disposal:** separable

**Water:** water well and public water-supply

**Electricity:** 230V

**Gas:** yes

**Sewerage:** yes

**Wheelchair access:** no



**Ing. Miriam Gallová**

+421 940 609 235

gallova@expat.sk



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## Property description

A two-generation family house on Rolnicka Street is approved in 2009, a house with two residential units, a living area of 182 m<sup>2</sup>, a landscaped yard with a garden, front garden, land with an area of 198 m<sup>2</sup>, in the popular locality of Bratislava - Vajnory.

### DESCRIPTION OF THE HOUSE:

The family house has three floors, with a usable area of 181.6 m<sup>2</sup>, a basement of 36 m<sup>2</sup>, the built-up area of the house is 111 m<sup>2</sup>, the plot with a garden and front garden is 87 m<sup>2</sup>.

The house was built in 2009. It is possible to enter the housing units directly from the external staircase (4-room and 1-room apartment unit. Both apartments are currently connected via an internal corridor, creating a 5-room house with its own accessories or it could be as an office with its own access.

The house was built on the original basement of a traditional Vajnor house. The rest of the house was rebuilt in 2009. The completion of the house is made of Ytong and plasterboard (on the 2nd floor). The house is insulated, the roof is saddle. Heating and hot water is provided by a Junkers gas boiler + water tank. The house has plastic windows on the ground floor, skylights on the 2nd floor, solid wood interior doors, floors in the rooms and living room are made of floating laminate, tiles in the hallway, kitchen and bathrooms, built-in wardrobe in the hallway and in each room.

Other: internet connection and KTV, for municipal water supply, sewerage, el. energy and gas. Camera system, alarm, preparation of electricity to open the gate. Without energy certificate.

The yard was renovated in 2019, modified tiles, ornamental garden, new trees, trees and a garden solar shower. The subject of the sale are not garden houses, a whirlpool and an outdoor fireplace.

### DISPOSITION:

On the ground floor of the family house, on the left side of the entrance hall, there is a living area consisting of a kitchen connected to the living room. From the hallway you can enter the basement with a size of 64m<sup>2</sup>, bathroom (shower, sink, toilet) or on the right side of a separate housing unit (hallway, kitchen - at that time as a utility room, room with built-in wardrobe and bathroom (shower, sink, WC).

In the technical room there is a central heating boiler brand JUNKERS, storage tank for hot water heating, washing machine connections.

Kitchen equipment: custom-made kitchen unit, kitchen island with bar stools, gas stove, extractor hood, electric oven, dishwasher and free-standing fridge with freezer.

On the 2nd floor there is a hallway that allows access to 3 separate rooms, a wardrobe accessible from one room, and a built-in wardrobe in another room, a bathroom with a corner bathtub, two sinks and a toilet. Upstairs there is air conditioning, which playfully cools the whole house.

### PARKING:

It is possible to park one car directly on the plot. Another option is parking on the municipal land: 2 places in front of the house, or reserved parking spaces of the village about 50m from the house.

### COSTS:

**Monthly costs are about 185 Euros (water, electricity, gas).**

**LOCATION:**

**The Vajnory district provides complete civic amenities: shops, two primary schools, a kindergarten, a playground, an art school, a health center, a culture house, a pharmacy, a post office, a bank, ATMs and a number of restaurants with typical local cuisine (goose feasts, etc.). Vajnory offer a wide range of opportunities for relaxation, but also sports such as Vajnory lakes, several cycling routes, the Alviano sports complex and other opportunities for hiking. There is also an equestrian center and a stud farm nearby. Accessible public transport, rail and bus transport, connection to the highway within 5 minutes.**

**PRICE: 475.000- Eur, including complete real estate and legal services.**

**Do you like this house? So do not hesitate to contact us! We look forward to meeting you.**





3D preview



Link to property



Video

**Rodinný dom - prízemie**  
**Family house - ground floor**

**Rol'nícka ulica**  
**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

101	ZÁVETRIE / LEEWARD	3,8 m <sup>2</sup>
102	MIESTNOSŤ / ROOM	4,8 m <sup>2</sup>
103	CHODBA / HALL	1,8 m <sup>2</sup>
104	CHODBA / HALL	11,4 m <sup>2</sup>
105	IZBA / ROOM	15,9 m <sup>2</sup>
106	KÚPEĽNÁ / BATHROOM	2,3 m <sup>2</sup>
107	KÚPEĽNÁ / BATHROOM	5,4 m <sup>2</sup>
108	SCHODISKO / STAIRWAY	5,6 m <sup>2</sup>
109	KUCHYŇA / KITCHEN	7,7 m <sup>2</sup>
110	OBÝVACIA IZBA / LIVING ROOM	21,4 m <sup>2</sup>
<b>PLOCHA CELKOM / TOTAL AREA</b>		<b>80,1 m<sup>2</sup></b>



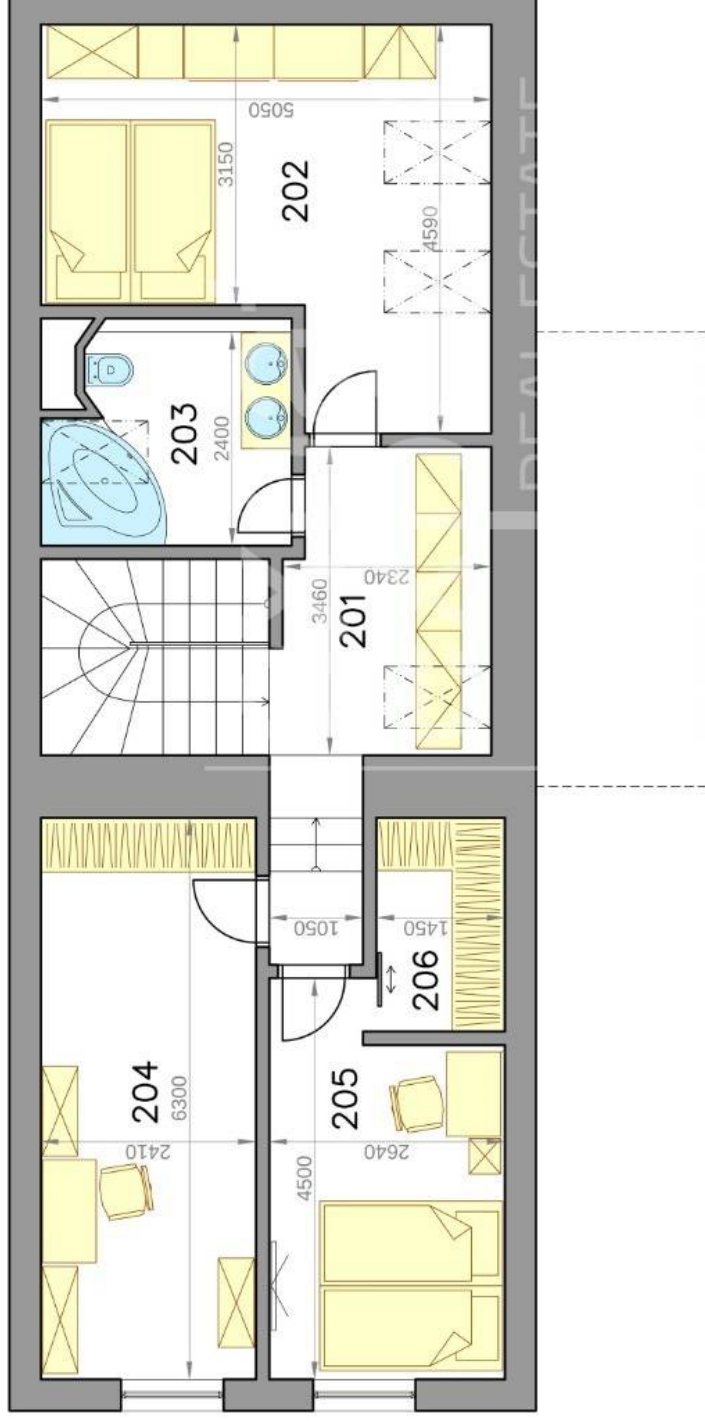


**Rodinný dom - podkrovie**  
**Family house - attic**

**Rol'nícka ulica**  
**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

201	CHODBA/HALL	10,5 m <sup>2</sup>
202	IZBA/ROOM	19,0 m <sup>2</sup>
203	KÚPEĽŇA/BATHROOM	6,5 m <sup>2</sup>
204	IZBA/ROOM	15,2 m <sup>2</sup>
205	IZBA/ROOM	10,8 m <sup>2</sup>
206	ŠATNÍK/WARDROBE	3,5 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>65,5 m<sup>2</sup></b>



**Rodinný dom - suterén**  
**Family house - basement**

**Rol'nícka ulica**  
**Bratislava III**

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

001 SCHODISKO/STAIRWAY	4,1 m <sup>2</sup>
002 MIESTNOSŤ/ROOM	12,9 m <sup>2</sup>
003 MIESTNOSŤ/ROOM	19,0 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>	<b>36,0 m<sup>2</sup></b>

