

Modern 5 bdr family house, 2x garage, unique view, BA III, Nové mesto
Bratislava III - Nové Mesto

FOR SALE

Price at broker

Property ID: 586463

Condition

Furnishing: unfurnished

Terrain: mild slope

Access road: asphalt road

Building material: Porotherm

Year of construction: 2012

Year of building approval: 2012

Size

Number of rooms: 6

Usable area: 414 m²

Total area: 573 m²

Land area: 1819 m²

Built up area: 240 m²

Floor

Number of floors: 3

Parking

Garage: 2 cars

Property equipment

Bathroom: 3x, bath and shower

Windows: plastic

Terrace: 120.00 m²

Air condition: yes

Fire place: yes

Internet connection: optics

Cable TV: yes

Heating: own - natural gas

Waste disposal: separable

Water: public water-supply

Electricity: 230/400V

Gas: yes

Sewerage: yes



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Property description

We offer for sale a expansive modern house with 5 bedrooms (area of 414 m²), with courtyard (area 1819 m²), in the locality of Bratislava - Nové Mesto, part of Pekná cesta - Slanec. The house is located in a quiet no thoroughfare street under the vineyards, which provides undisturbed living.

CHARACTERIZATION OF THE HOUSE:

The house consists of three floors. Built-up area: 240 m², total floor area 414 m², 3x terrace: 40 m², 80 m² and 38 m². The land has a total area of 1819 m². The property is sold without equipment, only the built-in kitchen and wardrobe sets are included.

The ground floor: there is the main entrance to the house, a room (area of 18 m²), where is situated an office, kitchen (5 m²), wardrobe (4.5 m²), storage (20.5 m²), utility room (15 m²), toilet and garage for 2 cars and enough space to store bicycles or sports equipment.

On the 1st floor there is a living area with an area up to 100 square meters, which consists of a hall, kitchen, kitchen cellar, dining room, living room with interior fireplace and the second part contains office, bathroom with shower, washbasin, toilet and wardrobe. Kitchen equipment: fitted kitchen unit, induction stove, electric oven, hood extractor, dishwasher, microwave.

On the 2nd floor there is a rest area: entrance hall, hallway, master bedroom with access to a terrace (40m²), bathroom with shower and washbasin, separate toilet, children's room with access to the same terrace, guest bedroom, bathroom with bathtub, washbasin, toilet, bidet and wardrobe. Each room is air conditioned separately.

The house was built from ceramic bricks Porotherm. It is insulated with polystyrene of 10 and 15 cm, the roof is also insulated with 20 cm and the floor is insulated + warmed by the underfloor heating. Heating is solved by zones for each floor. Heating and hot water is provided by a gas boiler Buderus, water tank as 200 L space. Stainless steel chimney Schneider. The house has air conditioning LG. The house has plastic windows in dark brown color, interior doors are made of solid wood SAPELI and entrance aluminum door with safety glass from Prum. The floors are made of floating laminate or ceramic tiles. There are very good quality of sanitary. The property is secured by an alarm, currently uses optical internet connection and satellite TV. The connection of the house is to the municipal water supply, municipal sewerage and gas.

The surroundings of the house are nicely landscaped, the garden is large, area 1819 m². On the plot there are woody plants, shrubs and a landscaped lawn with automatic irrigation, which is solved by feeding from the rainwater drainage tank. There are also spaces for relaxation, created by the layout of the individual floors or spacious terraces with a size of 40 m², 81 m² and 38 m².

PARKING:

2 garage spaces, 3 parking spaces in front of the garage and 3 parking spaces on the street in front of the house.

COSTS:

Monthly costs are about 300 Euros (electricity 80 Euros, gas 150 Euros, OLO 16 Euros, Water & Sewage 60 Euros).

LOCATION:

The property is located in a quiet part below the vineyards, privacy is guaranteed. Complete civic amenities are provided in the nearby part of Rača.

BENEFITS:

- Possibility of housing and business in one place, or two-generation housing
- Quiet environment in the nature
- Above-standard equipment of the house

PRICE: Price in the agency, including complete real estate and legal services.

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@location @view @unique property

@2 RESERVE



Link to property



Video

