



Luxury penthouse with lake view, 2 bedrooms, 76m², terrace 76m²

Bratislava III - Nové Mesto - Vajnorská

FOR SALE

529 000 €
(6 960 € / m²)

+ provízia 1,5% plus DPH

Property ID: 630953

Condition

New building: yes

Furnishing: furnished

Year of building approval: 2021

Size

Number of rooms: 3

Usable area: 76 m²

Total area: 152 m²

Floor

7. of 7 floors

Elevator: yes

Parking

outdoor

Property equipment

Bathroom: 1x, shower

Windows: aluminium

Terrace: 76.20 m²

Air condition: yes

Internet connection: optics

Heating: own - natural gas

Wheelchair access: no



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Property description

Luxuriously furnished 3-room penthouse in a new extension of an apartment building, apartment 76 m², large terrace 76 m² with Lake Kuchajda View, Vajnorská street

Based on an exclusive contract with the property owner, we offer for sale a modern, fully furnished 3-room apartment on the upper floor (7 / 7p) in a just completed superstructure of an apartment building on Vajnorská Street, overlooking the city and Lake Kuchajda. The apartment is fully furnished, the superstructure and interior were designed by renowned architects in a minimalist style, but using high quality materials and furnishings. The price of the apartment includes custom-made furniture (kitchen, wardrobes, bathroom equipment), living room and bedroom equipment, wooden interior paneling, built-in appliances, non-built-in appliances, lighting and more. The apartment is free to buy, just move in with personal things.

The area of the apartment is 76 m², the area of the terrace is 76 m². The elevator on the 7th floor is used only by the owner of the penthouse-apartment, at the same time there is an escape staircase leading to the 6th floor, with the second entrance door to the apartment. The apartment is in the middle entrance of an apartment building, on both sides there are upper apartments from the side entrances in the apartment building. The terraces of the apartments are separated by a transparent glass wall and in the part where there is a building, the terraces are separated by a brick partition.

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

APARTMENT

Living room connected to the kitchen across the width of the apartment, with access to a spacious terrace of 76m², which surrounds almost the entire apartment, with a beautiful view of Lake Kuchajda, with the possibility of furnishing the terrace to create the impression of living in a family house, with the possibility of planting greenery and exterior activities (jacuzzi, sauna). The apartment is sold fully furnished, as you can see in the photos, with furniture, appliances and custom-made apartment equipment.

Apartment equipment:

- aluminum windows with 3-glass, sliding doors, remote controlled, electrically powered, aluminum exterior blinds on almost all windows of the apartment
- underfloor heating with hot water heating, thermostat in the living room for the whole apartment
- the apartment is heated separately, by its own boiler (built into the furniture wall in the living room), it is a gas condensing boiler Buderus Logamax Plus with a 48 liter storage tank for domestic hot water,
- floors throughout the apartment are covered with concrete tiles Refin Plain, large boards 1200x2780x6mm
- all-glass doors lead to the bedroom, the second room and the bathroom, the rooms are separated from the living room by a transparent glass wall, so that the view of the terrace is preserved
- entrance door to the apartment from the fire escape is security door ADLO
- the entrance to the apartment is separated from the elevator by an interior high door, which is also used to the toilet in the entrance hall to the apartment
- quality wiring, switches and sockets Niko, video intercom
- black Tupai handles on all doors

ROOMS

LIVING ROOM WITH KITCHEN

- tailor-made kitchen unit, with built-in appliances - refrigerator with Samsung freezer, Gorenje induction hob, combined oven with Electrolux microwave, extractor hood, BOSCH dishwasher, Corian worktop and sink, Teorema sink faucet, LED worktop lighting, top cabinets electrically closed,

- dining room designed in the form of an extension of the kitchen island, with bar stools, and with a hidden electric oven in the island
- living room with corner sofa set. Rolf Benz Freistil, TV SONY, wall-mounted Samsung air conditioner, built-in mdf paneling, in the connected room there are two exits to the terrace (from the living room and from the kitchen)
- in the living room there are built-in mdf cabinets, in which there is a boiler for the preparation of domestic hot water and water for underfloor heating (Buderus Logamax Plus), there is also an Electrolux washing machine and space for a dryer

BEDROOM, BATHROOM

- bedroom with double bed and custom-made wardrobe, Samsung wall-mounted air conditioning, built-in wood paneling, with window, view of family houses area
- second room with a custom-made bed, wardrobe and table, with access to the terrace and windows overlooking the family houses area,
- bathroom with large glazing, with access to the terrace, to the part of the terrace where there is preparation for the sauna and jacuzzi,
- the bathroom has a large walk-in shower with glass screen, Viega gutter, black Tres thermostatic shower mixer, Corian washbasin and corian cabinet with storage space, black Tres washbasin mixer, large-format ceramic wall tiles
- WC: Ideal Standard sanitary ware, Geberit concealed flushing, Duravit washbasin, Tres faucet, fan

TERRACE

- terrace 76 m² is U-shaped, surrounds the apartment, covered with concrete exterior tiles Refin Plain, plates measuring 900x900x20mm, the terrace has parts for sitting, where there is shade and privacy, and parts for spa - with preparation for sauna and jacuzzi (easy maintenance floor Timbermax imitating a wooden floor)

APARTMENT BUILDING

- 7-storey apartment building with 3 separate entrances
- The new building concerns a roof superstructure, which has 3 floors, while the original 4-storey apartment building under the superstructure was also revitalized.
- The superstructure was built of Ytong material hr. 30cm, warm lined with polystyrene 16cm
- The entrance to the penthouse is directly from the elevator, the apartment is the only one apartment on the 7th floor.
- Personal elevator KONE, for 5 people, load capacity 450kg
- Optics stretched all the way to the apartment, from UPC
- The entrance door to the apartment building opens with a chip, both from the street and from the backyard with parking
- There are no cellars for the apartments in the superstructure
- Trash bin is in the backyard ,
- Green areas in the parking lot area as well as the land on which the parking lot behind the apartment building belongs to the city,
- The administrator of the apartment building is Novbyt s.r.o.
- Commissioning of the superstructure will be in the month 06/2021

PARKING

In the case of apartment buildings with a roof superstructure, there is a fenced city car park with non-reserved parking spaces. The parking lot is still waiting for the revitalization of the surface and gates at the entrance and exit, with remote control, with the possibility of opening the gate to the parking lot directly from the apartment via a video intercom. In the case of short-term visits, it is possible to use the parking lot in the VIVO shopping center, which is opposite the apartment building or in the surrounding streets with family houses, in case of a full parking lot.

COSTS

The estimated monthly cost of the apartment is 250 EUR.

Advances are currently being paid and the contract with the administrator will be signed after the approval, which will take place in June 2021.

PRICE AND METHOD OF FINANCING

The price of the apartment includes custom-made equipment and appliances. It is possible to draw a mortgage loan.

The real estate agency will charge the buyer a commission of 1.5% plus VAT from the realization purchase price.

LOCATION

The apartment is located in a lucrative part of town on Vajnorská Street, with a beautiful view of Lake Kuchajda, with panoramic views of the city. The view from the bedroom is towards the family houses. The apartment has excellent access to the city, there are civic amenities in the form of kindergartens, schools. Within walking distance is the VIVO department store, where there is complete amenities with shops, banks, post office. Recreational activities are offered by the nearby Lake Kuchajda.

We look forward to seeing you!

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

@furnished

@1 exclusively

@2 NEW BUILDING



3D preview



Link to property



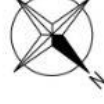
Video

3-izbový penthouse
2 bedroom penthouse

Vajnorská ulica
Bratislava III

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	5,70 m ²
02	TOAleta/TOILET	1,45 m ²
03	IZBA/ROOM	11,94 m ²
04	OBÝVACIA IZBA/LIVING ROOM	19,59 m ²
05	KUCHYŇA/KITCHEN	18,55 m ²
06	KÚPEĽŇA/BATHROOM	6,84 m ²
07	SPÁĽŇA/BEDROOM	14,24 m ²
PLOCHA CELKOM/TOTAL AREA		78,31 m²
08	TERASA/TERRACE	76,20 m ²



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