



**SOLD, One bedroom apartment, Na barine, Sale, Bratislava - Lamač**  
Bratislava IV - Lamač - Na barine

**FOR SALE**

Price at broker

**Property ID: 629617**

**Condition**

**Condition:** fully re-made  
**Furnishing:** unfurnished  
**Orientation:** south west  
**Building material:** brick  
**Year of building approval:** 2010

**Size**

**Number of rooms:** 2  
**Usable area:** 61 m<sup>2</sup>  
**Total area:** 73 m<sup>2</sup>

**Floor**

3. of 4 floors  
**Elevator:** yes

**Parking**

public

**Property equipment**

**Bathroom:** 1x, bath  
**Windows:** plastic  
**Loggia:** yes 10.15 m<sup>2</sup>  
**Utility room:** 1.74 m<sup>2</sup>  
**Internet connection:** optics  
**Cable TV:** yes  
**Waste disposal:** separable  
**Gas:** no  
**Wheelchair access:** yes



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## Property description

Expat experts offers you a modern, spacious 1 bedroom apartment with an area of 61 m<sup>2</sup>, located on the 3rd floor / 4, with an elevator, oriented to the southeast, in the popular locality Bratislava - Lamač. The apartment is placed near the forest. The apartment has a loggia 10.15 m<sup>2</sup> and cellar 1.74 m<sup>2</sup>.

Virtual tour: <https://my.matterport.com/show/?m=WqQLnY3k46v>

### ABOUT APARTMENT:

The apartment consists of an entrance hall with built-in wardrobe, kitchen connected to the living room with entrance to the loggia, separate bedroom with built-in wardrobe and entrance to the loggia, bathroom (bathtub, sink, mirror cabinet) and separate toilet (toilet and sink). The kitchen has a designer kitchen with built-in appliances, induction stove, extractor hood, electric oven, microwave with grill, dishwasher and built-in refrigerator with freezer. There is possibility of buying equipment upon agreement.

**Other equipment:** high-quality plastic windows, laminate floors with wood decor, high-quality paving and tiling, picture screen made of aluminum composite in the kitchen, light backlight of the kitchen unit, earthenware tiling in the living room, built-in wardrobe in the hallway and bedroom, Sapeli interior doors, fire safety steel entry door. Possibility to connect internet and KTV from Telekom. Water heating and heating controlled in the apartment via a heat exchanger located in apartment, measured consumption. The heating is controlled by a wall thermostat. Electric intercom for opening the front door.

The apartment has a cellar with an area of 1.74 m<sup>2</sup>. In the basement there is a parking space, which can be rented for an additional fee of 53 Euros. Available outdoor parking spaces belonging to the apartment building.

**Management costs: 108, - Eur, electricity 30 Eur.**

### APARTMENT BUILDING:

It is a 10-year-old high-quality insulated brick building, approved in 2010. The entrance to the apartment building is through an electric doorman. The apartment building has an elevator for 4 people. Access to the apartment is barrier-free. In the basement there are cellars and garages. The area around the apartment building is very nicely landscaped, there is a sufficient number of outdoor parking spaces. Behind the house is a stream and a forest. On the ground floor of the house there are smaller facilities and a doctor's office.

### LOCATION:

The city district of Bratislava - Lamač is an excellent location, in the immediate vicinity of nature, forest, but also complete civic amenities. It is suitable for lovers of cycling, hiking and walking. The apartment house is directly adjacent to the forest. Nearby is a football field, playgrounds and a sports hall.

From civic amenities you will find schools, kindergartens, cafes, restaurants, shops and shopping center Bory Mall, medical facilities, post office, home for the elderly. A new hospital is being built in this locality, also suitable for the clientele of the inhabitants of Lamač.

**The location of Bratislava is simply unique! Don't hesitate and the property can be yours!**

**We look forward to seeing you!**

**PRICE: 209.000, - Eur. The price is final and includes a fee for real estate and legal services.**

@1 sold





3D preview



Link to property



Video

**2-izbový byt**  
**1 bedroom apartment**

**ulica Na barine**  
**Bratislava IV**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	VSTUPNÁ CHODBA/ENTRANCE HALL	5,20 m <sup>2</sup>
02	KUCHYŇA/KITCHEN	8,92 m <sup>2</sup>
03	OBÝVACIA IZBA/LIVING ROOM	25,27 m <sup>2</sup>
04	SPÁĽŇA/BEDROOM	16,23 m <sup>2</sup>
05	TOALETA/TOILET	1,35 m <sup>2</sup>
06	KÚPEĽŇA/BATHROOM	3,96 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>60,93 m<sup>2</sup></b>
07	BALKÓN/BALCONY	10,15 m <sup>2</sup>
08	PIVNICA/CELLAR	1,74 m <sup>2</sup>



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