



Penthouse with panoramic views, 2bdr, furnished, 77m², terrace 84m²

Bratislava III - Nové Mesto - Vajnorská

FOR SALE

528 000 €
(6 850 € / m²)

+ provízia 1,5% plus DPH

Property ID: 642235

Condition

Condition: fully re-made

New building: yes

Furnishing: furnished

Year of building approval: 2021

Size

Number of rooms: 3

Usable area: 77 m²

Total area: 161 m²

Floor

7. of 7 floors

Elevator: yes

Parking

outdoor

Property equipment

Bathroom: 1x, shower

Windows: aluminium

Terrace: 84.00 m²

Air condition: yes

Internet connection: optics

Heating: own - natural gas



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Property description

Luxuriously furnished 3-room penthouse in a new extension of an apartment building, apartment 77 m², large terrace 84 m² with panoramic views, 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) of a recently completed superstructure of an apartment building on Vajnorská Street, with panoramic views of 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 77 m², the area of the terrace is 84 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.

Virtual tour: <https://my.matterport.com/show/?m=7XDNEEqtZY9>

Video: <https://www.youtube.com/watch?v=lfzZ-18z5Vo>

APARTMENT

Living room connected to the kitchen, with access to a spacious terrace of 84 m², which surrounds almost the entire apartment, with a beautiful view of the city, lake and buildings with houses, with the possibility of furnishing the terrace to create the impression of living in a family house, with the possibility of planting greenery and outdoor 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, 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 corridor by a transparent glass wall
- the entrance door to the apartment from the fire escape staircase 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 electrical installation, black switches and Niko sockets, 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, television, wall-mounted Samsung air conditioner, built-in mdf lining, with access to the terrace,

BEDROOM, BATHROOM

- bedroom with double bed including mattress and custom-made wardrobe, Samsung wall-mounted air conditioning, built into MDF trim, with access to the terrace
- second room with a custom-made bed including mattress, wardrobe and table, with access to the terrace, view of 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 (1.4 x 1.7 m), Viega gutter, black Hansgrohe shower mixer, Alpi shower, Corian washbasin, black Tres washbasin faucet, large-format ceramic wall tiles
- WC: Ideal Standard sanitary ware, Geberit concealed flushing, Duravit washbasin, Tres faucet, fan
- 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 space for a washer and dryer with a washing machine valve

TERRACE

- terrace of 84 m² is U-shaped and surrounds the apartment, covered with concrete exterior paving Refin Plain, plates measuring 900x900x20mm, the terrace has parts for sitting, where there is preparation for an electrically operated awning, and parts for spa - with preparation for sauna and jacuzzi (easy maintenance Timbermax floor 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, insulated 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
- To the apartments in there are no cellars divided by 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 was in June 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 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.

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 on the sale 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 kitchen 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. The nearby Lake Kuchajda offers recreational and sports activities.

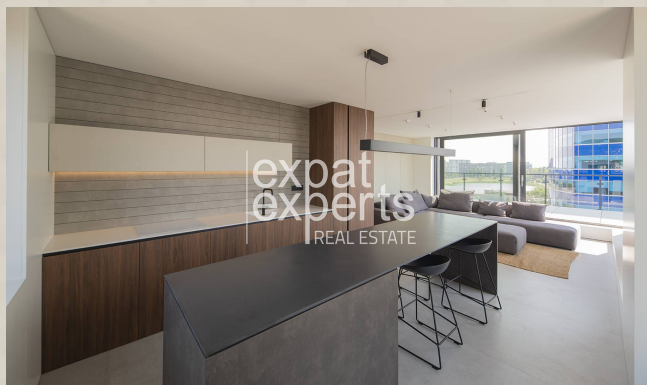
We look forward to seeing you!

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	8,95 m ²
02	TOAleta/TOILET	1,33 m ²
03	IZBA/ROOM	12,27 m ²
04	KÚPEĽNA/BATHROOM	7,63 m ²
05	SPÁĽŇA/BEDROOM	9,47 m ²
06	OBYVACIA IZBA/LIVING ROOM	29,54 m ²
07	KUCHYŇA/KITCHEN	8,76 m ²
PLOCHA CELKOM/TOTAL AREA		77,95 m²
08	TERASA/TERRACE	83,67 m ²

