



**SOLD** Spacious 2 bdr apt, 82 m<sup>2</sup>, 2 x loggia, Martinengova st.

Bratislava I - Staré Mesto - Martinengova

**FOR SALE**

**278 000 €**  
( 3 390 € / m<sup>2</sup> )

vrátane provízie pre RK

**Property ID: 603440**

#### Condition

**Furnishing:** partly furnished

**Building material:** brick

**Year of building approval:** 1995

#### Size

**Number of rooms:** 3

**Usable area:** 82 m<sup>2</sup>

**Total area:** 95.1 m<sup>2</sup>

#### Floor

3. of 4 floors

**Elevator:** yes

#### Parking

public

#### Property equipment

**Bathroom:** 1x, bath

**Loggia:** yes - 217.00 m<sup>2</sup>

**Utility room:** 3.10 m<sup>2</sup>

**Heating:** central

**Wheelchair access:** yes



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## Property description

**We exclusively offer for sale a spacious 2 - bedroom apartment in a popular and sought-after location on Martinengova Street. The apartment is located on the 3rd floor (4th), lift, barrier-free access. The apartment is located in a brick apartment building overlooking Mlynská valley (living room and kitchen) and 2 rooms have a view of the courtyard.**

The area of the apartment is 82 m<sup>2</sup>, two glazed loggias with areas of 9 m<sup>2</sup> and 8 m<sup>2</sup>, the apartment has a cellar at -1. floor with an area of 3.10 m<sup>2</sup>.

**Virtual Tour:** <https://my.matterport.com/show/?m=vmPb12v7xpi>

### Disposition:

The apartment has a spacious entrance hall with a large-format mirror and space for lockers, from the hall is a direct entrance to the living room connected to the dining area and kitchen. The kitchen unit (2005) is equipped with built-in appliances (gas hob, electric oven, extractor hood, dishwasher). The kitchen has a transitional corridor with two built-in refrigerators with freezers and cabinets.

There is a direct entrance from the living room to the glazed loggia (6 m<sup>2</sup>) overlooking the Mlynská valley. 2 separate rooms are oriented to a quiet courtyard and with direct access to the glazed loggia (3 m<sup>2</sup>). Both rooms have built-in wardrobes (shelves, hanging).

The bathroom has a sink and bathtub. The apartment has a separate toilet.

The living room is equipped with air conditioning with remote control, the apartment is connected to central heating (cast iron radiators) with thermoregulation valves and fitted ratio meters of heat consumption. The apartment has a door intercom, Sherlock security door with multi-point locking, the living room has a laminate floor, the rooms are carpeted, the bathroom, kitchen and toilet is ceramic tiles and tiling (2004).

The apartment has wooden interior doors fitted into wooden frames (2004), windows and doors to the loggia are plastic with insulating double glazing and with interior blinds (2004).

### Apartment house:

The apartment building was approved in 1995 and is located in a set of 4 separate apartment brick houses, playgrounds in the courtyard. The apartment building provides Internet, cable TV services Slovak Telekom and UPC. At -1. on the floor of the apartment building there are cellars and cellars accessible by stairs and a lift.

The apartment has a clean and dry cellar with an area of 3.10 m<sup>2</sup> (-1st floor). There are 8 apartments in the entrance, 2 apartments on each floor, on the ground floor there is a common storage space (prams, bicycles ...).

Energy certificate C

**Costs:** gas 8 EUR, electricity 25 EUR, advance monthly prescription (water, OLO, administration ...) 123 EUR

### Location:

Martinengova street is located in a sought-after and safe location, with walking distance to the Horský park, excellent

civic amenities (school, kindergarden, supermarket KRAJ), 5 minutes by car to the highway (AT, HU, CZ), 3 minutes by foot from a by stop. Public parking is right next to the apartment building, the possibility of renting or buying a garage space in a nearby parking house.

The price of the apartment is 278.000 EUR, the price includes a commission for the agency.

**More information: Ing. Zuzana Kanska, +421903455954, [zuzana@expat.sk](mailto:zuzana@expat.sk)**

**We are looking forward to see you at the viewing !**

@1 sold



3D preview



Link to property



Video

**3-izbový byt**  
**2 bedroom apartment**

**ulica Martinengova**

**Bratislava I**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

|                                 |                              |                            |
|---------------------------------|------------------------------|----------------------------|
| 01                              | VSTUPNÁ CHODBA/ENTRANCE HALL | 10,53 m <sup>2</sup>       |
| 02                              | IZBA/ROOM                    | 11,88 m <sup>2</sup>       |
| 03                              | IZBA/ROOM                    | 11,76 m <sup>2</sup>       |
| 04                              | CHODBA/HALL                  | 2,11 m <sup>2</sup>        |
| 05                              | KÚPEĽNÁ/BATHROOM             | 3,59 m <sup>2</sup>        |
| 06                              | TOALETA/TOILET               | 1,07 m <sup>2</sup>        |
| 07                              | KUCHYŇA/KITCHEN              | 17,91 m <sup>2</sup>       |
| 08                              | OBÝVACIA IZBA/LIVING ROOM    | 21,67 m <sup>2</sup>       |
| <b>PLOCHA CELKOM/TOTAL AREA</b> |                              | <b>80,52 m<sup>2</sup></b> |
| 09                              | LODŽIA/LOGGIA                | 10,50 m <sup>2</sup>       |
| 10                              | LODŽIA/LOGGIA                | 8,73 m <sup>2</sup>        |



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