



RESERVED Sunny 1 bdr apt, 49 m², furnished, A/C

Bratislava III - Nové Mesto - Legionárska

FOR SALE

159 900 €
(3 260 € / m²)

Property ID: 610895

Condition

Condition: reconstructed
New building: no
Furnishing: furnished
Orientation: south west
Building material: brick
Year of construction: 1921
Year of building approval: 1922

Size

Number of rooms: 2
Usable area: 49 m²
Total area: 49 m²

Floor

2. of 6 floors
Elevator: no

Parking

Garage: no

Property equipment

Bathroom: 1x, bath
Windows: plastic
Utility room: 7.44 m²
Air condition: yes
Internet connection: optics
Cable TV: yes
Heating: own - electric
Waste disposal: separable
Wheelchair access: no



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Property description

We offer for sale a 2-room apartment in a beautifully renovated historical building on Legionárska Street near Račianske Mýto, with a floor area of 49 m² with a cellar of 7,44 m².

Virtual tour: <https://my.matterport.com/show/?m=sC6X3gFTVGm>

The apartment building is a national cultural monument, a brick structure, beautifully renovated, right next to the public transport knot in Bratislava - Račianske mýto.

APARTMENT

- The apartment is located on the 2nd floor (6) in a building without an elevator.
- The apartment has a large brick cellar 7,44 m² (basement) with metal door and a window.
- Both rooms are oriented to the southwest.
- Reconstruction of the apartment took place in 2013, there is an A/C unit installed in the living room. The windows are plastic. Wooden floors, high ceilings (3 meters high).
- The apartment is also sold with the equipment on the photos. Appliances: electric hob (Gorenje), dishwasher (Bosch), electric oven (Gorenje), refrigerator with freezer (Gorenje), extractor hood (Gorenje), washing machine (Bosch), A/C (Daikin), TV (Samsung).
- Heating in the apartment is electric, with its own water heater (Eliz) with 80L tank. The rooms have radiators, toilet and bathroom with floor-heating.
- High ceilings, brick building built in 1922.
- On 1 floor are places 4 apartments that share a common balcony.

DISPOSITION

Entrance hall with hanger and shoe-boxes, from the hall is the entrance to a separate toilet with washbasin and a storage room (with ventilation window). From the hallway you enter the living room with dining area and kitchen, fully equipped with appliances. The equipment includes a dining table with chairs, sofa, library, coffee table, TV + cabinet and in this room is also installed the A/C unit.

The transition from the living room with a sliding double door is to a spacious bedroom equipped with a double bed, chest of drawers, corner wardrobe. The bedroom leads to the bathroom with bath, washbasin and washing machine.

The apartment is fully furnished and therefore ready for immediate occupancy.

The orientation of the apartment is southwest, so the apartment is beautifully sunny.

APARTMENT BUILDING AND LOCATION

- The apartment building is a national monument, completely renovated in 2016. It is located right next to the

Bratislava artery - Račianske mýto, with complete public amenities.

- In a closed courtyard accessible only by owners there is a playground and a barbecue area.
- Entrance to the apartment building through a nicely maintained yard, upstairs is a balcony common to 3 apartments upstairs.
- Complete civic amenities in the area, excellent public transport access to all directions of Bratislava.

OPERATING COSTS

Total costs are as follows per month:

- Advance payment from the administrator 100 €
- Electricity about 100 €
- optical internet cable (UPC)

The price of the apartment is 159.900,- EUR, including REA commission.

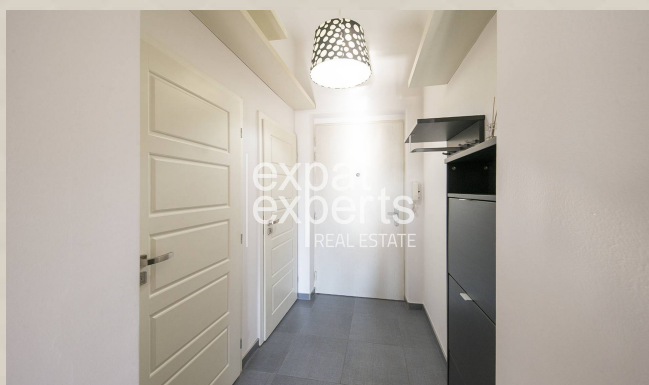
If you are interested, please call: Kristína Kubíková, tel: +421 940 609 230, kubikova@expat.sk

We look forward to seeing you!

@brick building @high ceilings

@1 exclusively

@2 RESERVED



3D preview



Link to property



Video

2-izbový byt
1 bedroom apartment

ulica Legionárska
Bratislava III

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	VSTUPNÁ CHODBA/ENTRANCE HALL	2,6 m ²
02	KUCHYŇA/KITCHEN	6,0 m ²
03	OBYVACIA IZBA/LIVING ROOM	16,3 m ²
04	SPÁĽŇA/BEDROOM	18,6 m ²
05	KÚPEĽŇA/BATHROOM	3,6 m ²
06	ŠATNÍK/WARDROBE	1,2 m ²
07	TOALETA/TOILET	1,2 m ²
PLOCHA CELKOM/TOTAL AREA		49,5 m²
08	PIVNICA/CELLAR	7,4 m ²



Výmery majú iba informatívny charakter
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