



## Only in our offer: Sale of 3-room apartment on Vazovova street in the center



**291 900 €**

County:	Bratislavský kraj
District:	Bratislava I
City/Town:	Bratislava-Staré Mesto
Street:	Vazovova
Category:	Apartments
Apartment type:	Two bedroom apartment
Type:	Sale
Usable area:	64 m <sup>2</sup>

### DETAILED INFORMATION

Status:	active	Number of bathrooms:	1
Ownership:	privately	Elevator:	yes
Type:	Fully re-made	Furnishing:	unfurnished
Total area:	64 m <sup>2</sup>	Built from:	brick
Usable area:	64 m <sup>2</sup>	Insulated object:	no
Floor:	2	Terrace:	no
Number of floors:	6	Heating:	own
Number of rooms:	3	Cellar:	yes
Balcony:	yes	Cellar area:	1,92 m <sup>2</sup>

### PROPERTY DESCRIPTION

Sale of a 3-room apartment in a brick apartment building in an excellent location in the center, the apartment is located on the 2nd floor out of 6 with a new elevator, the area of the apartment is 58.81 m<sup>2</sup> + a balcony from the living room with an area of 2.74 m<sup>2</sup>, the apartment includes a brick cellar in the basement of an apartment building with an area of 1.92 m<sup>2</sup>.

The apartment is located in a brick building (approved in 2002) and its layout consists of a spacious entrance hall with a built-in wardrobe, from which you can enter two separate bedrooms, a separate bathroom with a shower and a washing machine, a separate toilet and further into the living room connected to the kitchen area and exit to the balcony, from which there is a beautiful view directly on the trees.

*Technically, the apartment is in excellent condition:*

- security entrance door Sherlock*
- copper electrical cables - the floors are vinyl in combination with a laminate floor in the bedrooms*
- the entire apartment has plastic windows with nets and internal blinds in the bedrooms and an external aluminum safety blind in the living room*
- there are built-in appliances in the kitchen, namely a dishwasher Bosch, electric oven brand Electrolux, gas hob brand Bosch, cooker hood Electrolux*
- air conditioning in the living room (in 2021)*
- electronic doorman to enter the apartment building*
- built-in wardrobe in the entrance hall + custom-made wardrobe in the bedroom*
- entrance to the cellars on a chip - UPC and Telecom distribution systems*

*The monthly costs for the apartment are EUR 184 (for 4 people) + electricity EUR 30 + gas EUR 5.*

*A big bonus is chip access to the garage space in the basement of the apartment building, where parking is possible for a short time due to easier access to the elevator for shopping and the like.*

*The apartment building is also in excellent condition, namely the entrance to the house with a chip, new mailboxes, a new elevator, new common areas and new paving in the entrance hall to the house, the plan is to insulate the north side of the apartment building.*

*The apartment is located in an excellent location right in the center on the border of the wider center, which allows convenient resident parking within close range of the apartment building, excellent infrastructure (OC Centráľ, Stein, Blumentáľ, business opportunities in close proximity, public transport, close walking distance to the narrow center, bus Nivy station, Hospital, Medical Garden).*

*The apartment is designed for clients who appreciate a comfortable and peaceful living in the center and at the same time appreciate the proximity of social and cultural events in the center.*

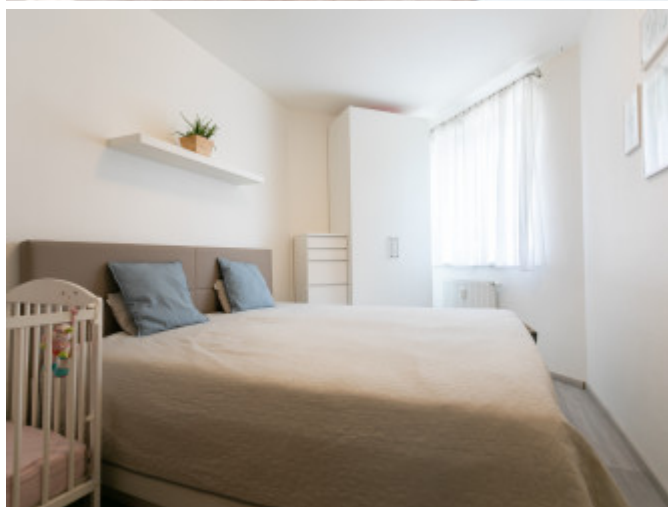
*The price includes equipment, namely a kitchen unit with built-in appliances, a built-in wardrobe in the hall, a double bed with a wardrobe, a custom-made wardrobe in the second bedroom.*

*The apartment is free by purchase.*

*Price € 292,500*

*For more photos and information, contact: Darina Dlapová, email: dlapova@urbanpartner.sk*

*<https://www.urbanpartner.sk/nehnutelnost/12934096-len-u-nas-v-ponuke-predaj-3-izboveho-bytu-na-v-azovové-ulici-v-centre>*



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