



## 2-bedroom apartment in the Austrian village of Wolfsthal

**295 000,- EUR**

**Area:** 81,32 m<sup>2</sup>  
**Rooms:** 3  
**Unfurnished**

**Reference number:** 8108  
**Street:** Leopold Rein Weg  
**Location:** Bratislava IV,  
Karlova Ves



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## Property - details

- › Number of bedrooms: 2
- › Bathroom without toilet: 1
- › Separate toilet: 1
- › Balcony: 7,8 m<sup>2</sup>
- › New building
- › Brick
- › Quiet location
- › Apartment on the floor: 2 / 2
- › Parking spot: 1

## Equipment

- › Safety door
- › Exterior blinders
- › Induction hob
- › Dishwasher
- › Floor heating
- › Aluminum windows
- › Built-in wardrobes
- › Open space
- › Kitchen exhaust
- › Floor heating
- › Wooden parquets

Modern 2-bedroom apartment with a total area of 73.52 m<sup>2</sup> and a 7.8 m<sup>2</sup> balcony is located in a new building in the Austrian village of Wolfsthal, just a few minutes from Bratislava.

## Layout

The apartment is situated on the 2nd floor out of 2, the top floor, which ensures pleasant natural light throughout the day. The layout consists of an entrance hallway, a bathroom with a bathtub, a separate toilet, 2 separate rooms, kitchen connected to the living room, and a balcony. The balcony is accessible from the living room and is oriented towards a quiet green area, ideal for a morning coffee or evening relaxation.

## Equipment

The apartment is sold unfurnished, in standard condition. It includes a kitchen unit equipped with BOSCH appliances (induction cooktop, convection oven, extractor hood, dishwasher, fridge with freezer) and external blinds. Heating in winter and cooling in summer are provided by underfloor heating, and hot water is supplied by a heat pump.

## Location

The apartment is located in a building with only 4 units and is set in an excellent location just 10 km from Bratislava. The Aupark shopping center in Bratislava is accessible within 10 minutes by car or 25 minutes by bicycle (entirely via a bike path). Within 500 meters, there is a train station, bus stop, kindergarten, school, and nursery. The village offers full civic amenities including grocery stores, restaurants, a café, and a post office. It also provides great opportunities for outdoor recreation, including playgrounds, a horse ranch and cycling paths.

## Price and additional information

The property includes one outdoor parking space and access to a shared technical room/stroller storage. The surroundings of the apartment are landscaped with greenery.

When purchasing property in Austria, it is necessary to add taxes and fees of approximately 10% of the purchase price (tax and fee, and notary, and registration, and property agent fee, and agency fee).

You can find current information about our offer at [www.pergo.sk](http://www.pergo.sk).



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