



Modern city villa with two separate units in Kramare

1 299 000,- EUR

Area: 300 m²

Rooms: 8

Furnished

Reference number: 3922

Street: Olivova

Location: Bratislava III, Nové Mesto



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Property - details

- › Number of bedrooms: 3
- › Bathroom with toilet: 1
- › Bathroom without toilet: 1
- › Separate toilet: 1
- › Balcony: 10 m²
- › Loggia: 8 m²
- › Detached garage 2

Equipment

- › Open space
- › Central heating

Modern 7-room city house with two separate residential units with area of 300 m² and maintained garden in lucrative part Bratislava - Kramare. The house is located on land with area of 1107 m².

LAYOUT

The house consists of two separate residential units. The apartment on ground floor with area of 142 m² consists of integrated living room with dinning room and kitchen, with an exit to a spacious terrace, two bedrooms, a study room, two bathrooms with toilets and fitness room. The apartment on first floor with area of 141 m² has a large living with fireplace and panoramatic view of the garden connected to dinning room and spacious kitchen, two study rooms, bedroom with air conditioning, two bathrooms, storage room and separate toilet. The apartment includes balcony with an area of 10 m² and loggia with sliding windows with area of 8 m². The house includes a spacious terraced garden with a pond and stream as well as a wooden gazebo equipped with a summer kitchen and a gas grill.

EQUIPMENT

The house is for sale furnished. On each floor there is separate central heating through 2 condensing gas boilers. Domestic hot water is heated through a water tank connected to the boiler for each apartment separately.

LOCATION

The location offers pleasant living with plenty of greenery, as the Bratislava forest is located a short distance from the house, through which the road leads to the well-known recreational areas Kamzík a Železná studnička. There is supermarket Billa and pharmacies in the immediate distance from the house. Various medical facilities, a kindergarden, a post office and several shops and restaurants are within walking distance.

PRICE AND ADDITIONAL INFO

The house has a garage for 3 cars with remote control gate and garage doors. It is possible to park another 2 cars in front of the house. The house has a partial basement, the reinforced concrete basement has an area of 14 m² and also serves a civil defence shelter. There is private well on the property which is connected to an automatic irrigation system.

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