

## 3-bedroom apartment Dolná, Tomášov

**185 000 €**



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## FOR SALE NEW 4-ROOM APARTMENT WITH FRONT GARDEN IN THE VILLAGE OF TOMÁŠOV

Real estate agency **HERRYS** offers exclusively for sale **a new and spacious 4-room apartment with a front garden and a beautiful terrace** on the street Dolná in a pleasant location of the village Tomášov. The apartment is situated on the ground floor (2 floors in total) of a residential building. The apartment building was completed in 2023 and has only 3 residential units, which ensures you **a pleasant undisturbed living**. There are **two outdoor parking spaces located directly in front of the apartment**. The apartment has wheelchair access. **Energy efficiency, use of quality materials, spaciousness and quiet location are the main attributes** of this apartment. The apartment also has **a common storage room** with an area of 8.4m<sup>2</sup>.

**Technical data about the apartment:** separate heat pump for water heating, own electric boiler as a backup source, pre-installation for air conditioning, pre-installation for photovoltaics, underfloor heating, thermostat controlled by the application, plastic windows with triple glazing, interior doors with frames.

**The apartment is sold with floors and interior doors. It is possible to finish the apartment to a "standard" design at a favorable price.**

- **Usable area of the apartment 92,64m<sup>2</sup> (+terrace 10,18m<sup>2</sup> + front garden 95m<sup>2</sup>)**
- **Orientation:** living room with kitchen and 1 room SW and other 2 rooms NE
- **Floor:** ground floor / 2 floor
- **Monthly running costs:** 60 EUR/month

## DISPOSITION

The apartment has a very good layout - it consists of an entrance hall, a living room connected to the kitchen with access to a large terrace, a spacious room with a large wardrobe and an exit to the front garden, 2 other separate



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rooms, a bathroom and a separate toilet.

## LOCALITY

The apartment is located in a quiet location in the village of Tomášov with complete civic amenities: school, kindergarten, pharmacy, health center (non-state general outpatient clinic for children and adults, non-state dental clinic) shops, playgrounds, football field, restaurants, Art Hotel Manor with the possibility of using the swimming pool for the public, fitness center. Excellent transport accessibility with the proximity of motorway connections D4 and R7 provides quick access to the center of Bratislava in about 20-25 minutes. Plenty of greenery and nature in the surroundings, in the vicinity there are lakes with swimming opportunities Zelená voda, Nové Košariská and Bielske Jezero.

## BENEFITS

- **spacious 4-room apartment** in a quiet location in the village of Tomášov
- **privacy thanks to a small number of apartments**
- **good layout of the apartment with a large terrace of 10,18m<sup>2</sup> and a front garden of 95m<sup>2</sup>**
- use of quality materials and technologies
- **energy efficiency - low monthly costs:** own heat pump, own electric boiler as a backup source, pre-preparation for air conditioning and photovoltaics - easy installation
- underfloor heating, app-controlled thermostat
- wheelchair access
- **2 outdoor parking spaces** directly in front of the apartment building
- common bicycle room



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- excellent transport accessibility and amenities of the village

## PRICE

185.000€

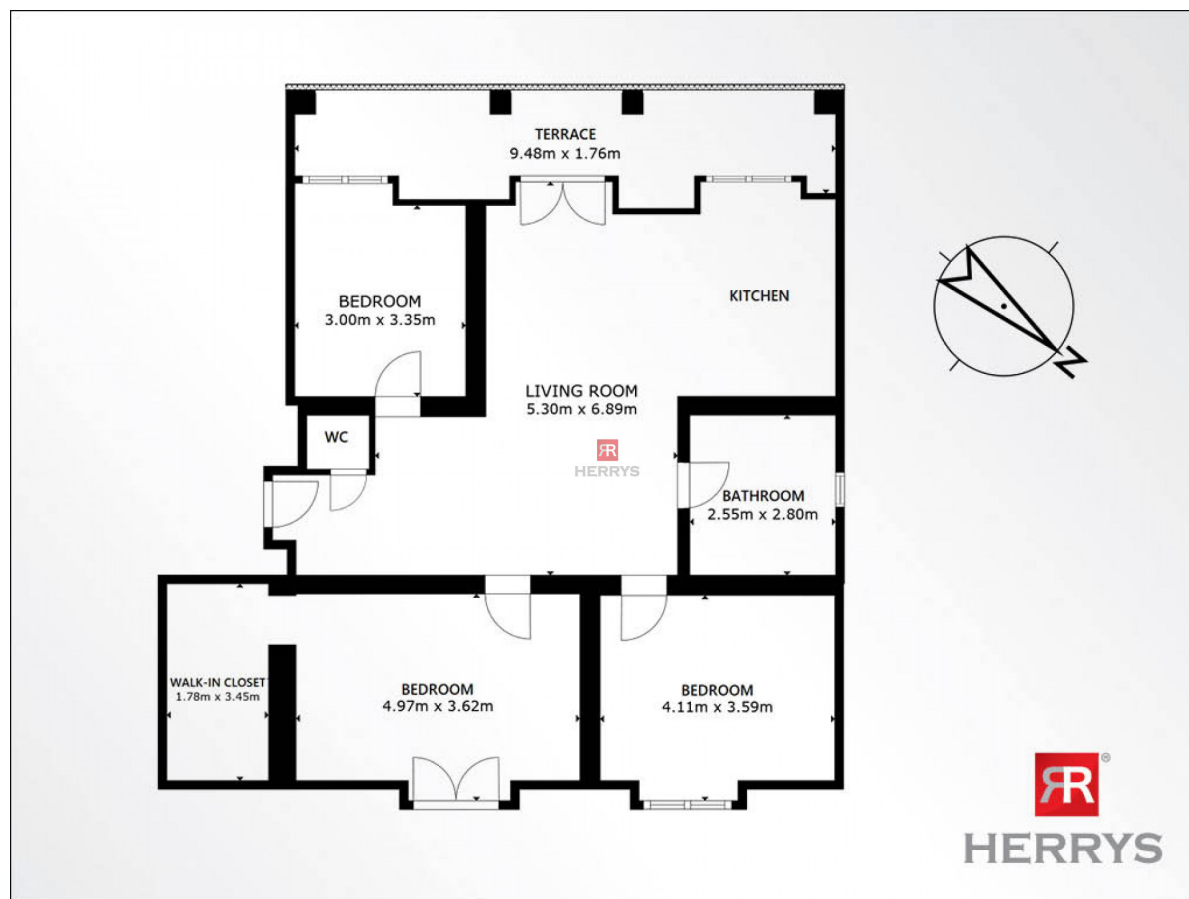
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