

3-bedroom apartment Dolná, Tomášov

194 000 €



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



HERRYS - FOR SALE SPACIOUS 4-ROOM APARTMENT WITH LOGGIA AND FRONT GARDEN IN THE VILLAGE OF TOMÁŠOV

Real estate agency HERRYS offers exclusively for sale **4-room apartment with loggia and front garden** on Dolná street in a quiet location in the village of Tomášov. The apartment is located on the 1st 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 directly in front of the apartment**. **Energy efficiency, the use of quality materials, spaciousness and a nice quiet location** are the main attributes of this apartment. An accessory of the apartment is a common storage room of 8.4m².

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

The apartment is sold as a bare apartment. Possible completion of the apartment to the design "standard" at a bargain price.

- **Usable area of the apartment 92,40m² (+loggia 6,95m² + front garden 29m²)**
- **Orientation:** living room with kitchen and 1 room SW and other 2 rooms NE
- **Floor:** 1 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 and dining area with access to a large loggia, a bedroom with access to the loggia, two more separate rooms, a bathroom



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and a separate toilet.

LOCALITY

The apartment is located in a quiet location in the village of Tomášov with complete amenities: school, kindergarten, pharmacy, health center (non-state general outpatient clinic for children and adults, non-state dental clinic) shops, playgrounds, football field, restaurants, fitness center, Art Hotel Manor with the possibility of using the swimming pool for the public. 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 vicinity there are lakes with the possibility of swimming 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 loggia of 6,95m² and a front garden of 29m²**
- 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
- **2 outdoor parking spaces** directly in front of the apartment building
- common bicycle room
- **excellent transport accessibility and amenities of the village**



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PRICE

194 000EUR (including professional service and RK commission)

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