



BOSEN | Timeless 5-room apartment in the wider center, Tučkova street, Bratislava - Nivy, 206 m²

570 000 €



County:	Bratislavský kraj
District:	Bratislava II
City/Town:	Bratislava-Ružinov
Street:	Tučkova
Category:	Objects
Object type:	Polyfunctional building
Type:	Sale
Usable area:	

DETAILED INFORMATION

Status:	active	Total area:	206 m ²
Ownership:	company	Terraces count:	1
Usable area:	206 m ²	Utilities:	yes
Built-up area:	258 m ²	Water:	yes
Type:	new Building	Electric:	yes
Number of rooms:	5	Gas:	yes
Building type:	mixed	Sewage:	yes
Terrace:	yes	Water - On land:	yes
Cellar:	yes	Electric - On land:	yes
Pantry:	yes	Gas - On land:	yes
Store room:	yes	On land - sewer:	yes
Year of building approval:	2021	Underfloor heating:	yes
Number of overhead floors:	1	Phone:	yes

PROPERTY DESCRIPTION

Bosen Group offers for sale a 5-room family house located in Ružinov - Nivy, Tučkova street. The given property has great potential and may be suitable as a company headquarters or connecting your business with comfortable and full-value housing.

3D VIRTUAL TOUR: <https://my.matterport.com/show/?m=qwopA42xwpe>

HOUSE: It has an area of 206.27 m², consists of two above-ground floors and a basement. This is a corner family house in a terraced building. The property is located in a cul-de-sac. The approval took place in 2021. The building itself is made of high-quality materials in a combination of reinforced concrete, ceramic blocks and brick.

DISPOSITION:

1st floor (86.85 m²): Entrance hall with separate storage space, kitchen connected to the dining area and living room, from which there is direct access to the terrace. On the given floor there is a bathroom with a shower and a toilet. Part of the space on the floor is a staircase leading to 2 floors above ground, as well as a staircase to the basement.

2nd floor (86.85 m²): Bedroom with built-in wardrobe, 2x living room with separate built-in wardrobe, bathroom with bathtub, shower, double sink and infrared sauna. There is a separate toilet on the first floor.

BASEMENT (84.73 m²): In the entrance hall of the basement there is access to all rooms such as the pantry, laundry room and utility room. At the same time, there is a spacious living room currently used as a student room in the basement. There is an electrical switchboard in the space under the stairs.

STANDARD:

*Windows - aluminum (1NP), plastic (PP, 2NP)
Floor - laminate (1NP), carpet (2NP), laminate (PP), tile
Floor hot water heating
LOXONE intelligent wiring
Cooling using fan coils connected to a heat pump
Exterior blinds
Preparation for photovoltaics*

EQUIPMENT: *By agreement.*

PLOT: It has a flat character with a size of 270 m². The plot is separated from neighboring plots and privacy is ensured by a combined gabion, concrete and mesh plot. There is a drilled well on the property.

IS: On the property - gas, electricity, water, sewage.

PARKING: 2x parking spaces in front of the property with the possibility of creating another parking lot.

PRICE: *Info in RK*

LOCATION: One of the biggest advantages of the property being sold is its excellent location. Complete civic amenities are within walking distance - schools, kindergartens, shopping centers OC Centráľ, OC Nivy, Hlavná Autobusová Stanica. Within walking distance of public transport stops, quick connection to the highway bypass.



BROKER

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