

BOSEN | 2-Bedroom Apartment with 58 m² Garden | Koliba



429 000 €

County:	*Bratislavský kraj*
District:	*Bratislava III*
City/Town:	*Bratislava-Nové Mesto*
Street:	*Na Varte 4B*
Category:	*Apartments*
Apartment type:	*Two bedroom apartment*
Type:	*Sale*
Usable area:	

DETAILED INFORMATIONS

Status:	*active*
Ownership:	*personal*
Usable area:	*74 m^2*
Built-up area:	*74 m^2*
Type:	*Fully re-made*
Number of rooms:	*3*
Energy performance certification:	*A*
Equipment type:	*completely furnished*
Terrace:	*yes*
Garage:	*yes*
Cellar:	*yes*
Lift:	*yes*

Year of construction:	*2011*
Year of last reconstruction:	*2025*
Year of building approval:	*2013*
Position:	*Basement*
Total area:	*135 m^2*
Terrace area:	*58 m^2*
Terraces count:	*1*
Cellar area:	*3 m^2*
Cellar count:	*1*
:	*Southeast*
Internet:	*yes*

PROPERTY DESCRIPTION

***Bosen Group** is pleased to offer for sale a never-before-occupied 2-bedroom apartment with a terrace and private front garden, fully renovated and located in one of Bratislava's most sought-after residential areas – Koliba, specifically on Na Varte Street. The apartment is part of the architecturally acclaimed Minergo project, which has also received recognition through the prestigious CE ZA AR architectural award.*

3D VIRTUAL TOUR:

https://my.matterport.com/show?m=7wcrZhTVYW4&play=0

APARTMENT:
The property is situated in a modern residential building completed in 2013 and offers a total area of 77 m² (apartment 74 m² + storage cellar 3 m²). The apartment also includes a private front garden of 58 m² with a covered terrace, naturally extending the living space and creating an ideal setting for relaxation, outdoor dining, family time, or peaceful moments away from the city bustle.

The interior feels thoughtfully designed, harmonious, and highly functional. The living area opens seamlessly towards the exterior, giving the apartment an airy and bright atmosphere. At the same time, the night zone provides sufficient privacy and a quiet environment for comfortable living.

LAYOUT:
The apartment consists of an entrance hall, a spacious living room connected to the kitchen area, two separate bedrooms, a bathroom with a generous walk-in shower, a separate toilet, and a terrace with direct access to the private garden. The layout is practical and efficient, with a strong emphasis on functionality, smooth movement throughout the space, and clear separation between the day and night areas.

FEATURES & EQUIPMENT:
The apartment offers a high standard of living that reflects modern urban housing requirements: warm-air heating and cooling connected to a heat pump system, which also enables heat recovery ventilation. Therefore, separate air conditioning is not necessary. Additional features include aluminum windows with an electric shading system, high-quality sanitary fittings, a fully fitted kitchen with built-in appliances, and practical storage solutions.

PARKING:
The property includes one parking space in the underground garage. The access road is heated during winter months. Visitors may use private outdoor parking spaces located in front of the residential building.

LOCATION:
Koliba has long been considered one of the most prestigious residential addresses in Bratislava. It is highly sought after for its unique combination of natural surroundings, residential tranquility, and excellent accessibility to the city center. A private children's playground within the residential complex further enhances the comfort of living, especially for families with children.

***MINERGO PROJECT**:*
Minergo ranks among the landmark residential developments of Koliba. The project is characterized by its intimate residential concept, architectural purity, and strong integration into the surrounding environment. It is a timeless development that continues to feel elegant, valuable, and representative even years after completion. The architectural quality and residential character of the project create strong long-term value potential for this property.

PRICE:
€468,000
(apartment €429,000 + parking space €30,000 + storage cellar €9,000)

REAL ESTATE AGENT:
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The real estate agency MKRE is a member of Bosen Group and the Slovak Real Estate Union and operates in accordance with its professional code of ethics. The listed price is final and includes the agency commission, legal services provided by a law firm, the basic cadastral administrative fee, property transfer consultancy, and complimentary mortgage financing assistance.






BROKER

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