



## Apartment One-bedroom (2+kk)

€ 136 700 | CZK 3 321 127

47.7 m<sup>2</sup>, Rajka, Mosonmagyaróvár





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Total area	52 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Parking space EUR 2,700
Cellar	2 m <sup>2</sup>
Service price	50 EUR monthly
PENB	A
Reference number	111874

\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

**Fully furnished one-bedroom apartment with a balcony for sale in a new building in the village of Rajka, a few minutes' drive from Bratislava. The apartment is located on the 2nd floor of a 5-story apartment building with an elevator. It is possible to purchase a parking space and a basement storage room along with the apartment.**

The apartment's layout includes an entrance hall, a bathroom with a toilet, a separate bedroom, and a kitchen connected to the living room with access to a **balcony**. The apartment is practically designed, with an emphasis on functionality and ample storage space.

The apartment is sold fully furnished, including furniture, accessories, and appliances. The equipment includes **aluminum roller shutters**, high-quality branded sanitary ware, designer lighting, laminate floors, and **air-conditioning** in the living room. The custom-made kitchen is fitted with built-in **Bosch** appliances. The bathroom features an enameled bathtub, a Geberit wall-hung toilet system, and a washer-dryer. Optical internet and satellite connection are available. Hot water and underfloor heating are provided by a shared heat pump.

Rajka is a sought-after location mainly due to its fast and convenient access to Bratislava. The center of Bratislava can be reached by car in approximately 15 minutes; the village also has good connections to the highway network and railway services.

Interior: 47.7 m<sup>2</sup>, balcony: 3.9 m<sup>2</sup>

Optional purchase of a parking space for EUR 2,700 and a storage cellar (2.4 m<sup>2</sup>) for EUR 2,600.



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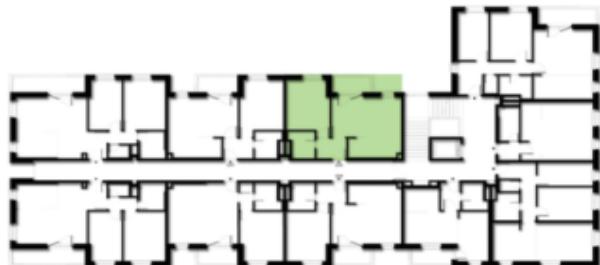
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### RAJKA



vonkajšie hliníkové rolety

01.predieň	4,14 m <sup>2</sup>
02. obývačka	16,52 m <sup>2</sup>
03.kuchyňa-jedáleň	8,19 m <sup>2</sup>
04.spálňa	14,27 m <sup>2</sup>
05.kúpeľňa	4,57 m <sup>2</sup>
celkovo	47,69 m <sup>2</sup>
07.balkón	3,92 m <sup>2</sup>



Pôdorys bytu ukazuje jednu verziu zariadenia, k lepšiemu pochopeniu, nie je to interiérový plán!