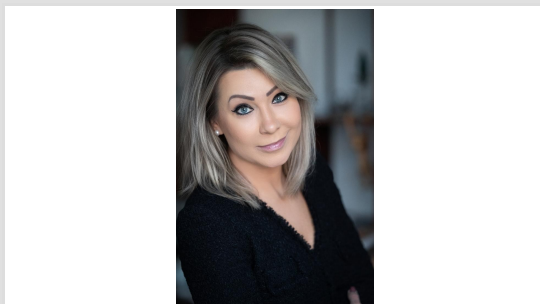


## CONTACT



### Maria Kohler

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company : ImmoTrading GmbH  
address : 1010 Wien, Kärntner Ring 5-7  
[More objects from this agent](#)



## BASIC DATA

object number: **3056/768**  
object type: **Tenant house**  
state: **Bratislavský kraj**  
address: **811 01 Bratislava**  
price: **€ 3,500,000.-**  
Effective area: **approx. 942.00 m<sup>2</sup>**

## DESCRIPTION

### RESIDENTIAL BUILDING IN BRATISLAVA

Unique property is for sale - a profitable apartment building in the center of Bratislava.

Basic data  
Price: 3 500 000 euros  
100% leased  
Lease agreements: 1 - 10 years  
Yield: 3,5% net  
Usable Area: 942 m<sup>2</sup>  
+ Roof terrace: 42.3 m<sup>2</sup>  
Year of construction: 2014  
Renovation: 2019 (first use)  
Alarm and air conditioning available

Rare property on the market: apartment house, 6 floors, in the very center of Bratislava. An ideal investment for intelligent people.

Location  
The very center of old Bratislava, near the town hall.

Premises  
The restaurant occupies the first and second floor.  
Further on 2 floors offices and then - 2 apartments.  
Roof terrace: 42.3 m<sup>2</sup>

This profitable house belongs to the company.  
When buying a property by a foreign investor: 100% guarantee of obtaining a residence permit.

Further information  
Revenues and expenses during each month (and for the year as a whole).

Revenue consists of rental income and additional payments from tenants for the maintenance of the house, as well as advance payments for electricity, heating and hot water, garbage disposal, for water and sewage:

Further information on request.

price:	€ 3,500,000.-
operating costs:	€ 300.-
heating costs incl. water costs:	€ 725.-
refuse collection:	€ 150.-
sewerage costs:	€ 250.-
gas costs:	€ 1,248.-
other costs:	€ 1,600.-
repair of the building:	€ 190.-
Revenue:	€ 122,500.-
Buyer's comm.:	3% plus 20% VAT

Effective area: approx. 942.00 m<sup>2</sup>

Elevator: Yes  
year of construction: approx. 2014  
condition: very good  
floor levels: 6

**Air conditioning:** central; **Garden:** Roof terrace m<sup>2</sup>; **Location:** City centre, Residential area; **Security:** alarm



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Imprint

## CONTACT US:

Name *	<input type="text"/>
Street, House Nr.	<input type="text"/>
ZIP, city	<input type="text"/>
Phone *	<input type="text"/>
E-Mail *	<input type="text"/>

