



FOR SALE: STARTER OR INVESTMENT APARTMENT | 20 m² | VODÁRENSKÁ STREET

132 990 €



| | |
|------------------|--------------|
| Kraj: | Košický kraj |
| Okres: | Košice I |
| Obec: | Košice-Sever |
| Ulica: | Vodárenská |
| Druh: | Byty |
| Typ bytu: | Garsónka |
| Typ: | Predaj |
| Úžitková plocha: | |

PODROBNÉ INFORMÁCIE

| | | | |
|------------------|-------------------|-------------------|--------------------|
| Status: | aktívne | Zastavaná plocha: | 528 m ² |
| Vlastníctvo: | osobné | Stav: | úplne prerobný |
| Úžitková plocha: | 20 m ² | Celková plocha: | 20 m ² |

POPIS NEHNUTELNOSTI

Ing. Kevin Tohol, in cooperation with Diamond Reality, exclusively offers for sale a studio apartment located in a completely renovated building of a former hotel on Vodárenská Street in Košice.

This is a smaller and quiet residential building that is not part of a large housing complex — ideal for anyone seeking greater privacy.

Within walking distance, you will find full civic amenities as well as universities, making this property suitable not only for personal living but also as a very attractive investment opportunity.

BASIC INFORMATION

- Address: Vodárenská Street, Košice
- Type: Studio apartment
- Size: 20 m²
- Floor: 1st floor (top floor)
- Building: Renovated former hotel (reconstruction completed this year)
- Sold fully furnished

- *Parking: Free directly next to the building*
- *Heating / Cooling: Heat pump (connected to rooftop photovoltaic system)*
- *Monthly costs: up to €100*

ABOUT THE APARTMENT

The apartment is located on the top floor, meaning no neighbors above you. A major advantage is the smaller number of units in the building, ensuring a quieter living environment compared to larger residential projects developed in Košice. Parking in this location is convenient and directly available at the building.

Heating and cooling are provided by a heat pump system.

Since both the building and the apartment have been newly renovated and furnished, any potential defects are covered by warranty, providing additional security for the new owner.

A significant benefit is that the apartment is sold fully furnished. This means no additional investment is required, and the property can be rented out or occupied immediately.

LOCATION

The location is suitable both for living and as a rental investment:

- *University of Veterinary Medicine and Pharmacy in Košice – approx. 10 minutes on foot*
- *Technical University of Košice – approx. 20 minutes on foot*
- *Full civic amenities within 10 minutes walking distance (including Kaufland, McDonald's, and more)*
- *Public transport stop only 2 minutes on foot*

WHY THIS APARTMENT?

This property is ideal for a single professional, a student, or as a rental investment. Thanks to its excellent location, low monthly costs, free parking, and complete furnishing, it represents a turnkey opportunity with no additional investment required.

There are currently 4 identical studio apartments available. You are not limited to purchasing just one — multiple-unit acquisition is possible, and a price agreement can be negotiated when purchasing more units.

The price includes full legal service and assistance with arranging a mortgage loan.

- *Properties like this appear only rarely in this location. If you are looking for a hassle-free investment or starter home with no additional costs, do not hesitate to contact me today at +421 911 790 792.*

*Considering selling your property or curious about its potential market value?
Feel free to contact me for a free consultation.*



REALITNÝ MAKLÉR

Maklér :
Telefón :
E-mail:

Ing. Kevin Tohol
0911 790 792
tohol@diamondreality.sk

