



## Apartment Four-bedroom (5+kk)

€ 3 900 | CZK 97 968

174 m<sup>2</sup>, Bratislava I, Old Town





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Total area	201 m <sup>2</sup>
Floor area*	174 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	7 m <sup>2</sup>
Service price	600
PENB	A
Reference number	102471
Available from	Immediately

\* 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.

This modern 4-bedroom apartment for long-term rent is on the 2nd floor of a new building situated in a lucrative area on the border of Bratislava's Calvary and Slavin. Thanks to its southwestly orientation and exceptional location in the city center, but at the same time at a sufficient distance from the everyday hustle and bustle, this large apartment offers pleasant living in a quiet environment overlooking the greenery of Mountain Park. Full amenities nearby, just a few minutes' drive to the narrowest city center, and good public transport accessibility (trolleybus, bus).

The fully furnished apartment consists of an entrance hall with a wardrobe, an open space living room with a dining area, and a fully equipped kitchen with access to a **spacious sunny terrace**, four additional bedrooms, a **loggia**, a separate wardrobe, two bathrooms with toilets, one separate bathroom, and a toilet.

The interior includes a security entrance door, large-format gres tiles, French aluminum windows with exterior electric shutters, and **Sapeli** frameless doors. The kitchen has integrated Ariston top-of-the-range **Hotpoint** appliances (induction hob, hot air oven, microwave, fridge, freezer, dishwasher). The apartment has a **video doorman**. It includes **1 garage parking space, 1 parking space** in an enclosed courtyard, and a separate cellar space (6 sq. m.). Tenants can use the **landscaped garden** in the inner courtyard.

Superior amenities include **underfloor heating** and **air-conditioning** in all rooms, while heating is also provided by fan-coil units built into the floor. Hot water is provided by the building's central boiler room and **solar panels** located on the roof. Cleaning of common areas is paid for by the landlord.

Monthly rent EUR 3,900 + EUR 600 advance payment/month.



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PÔDORYS 2.NP

