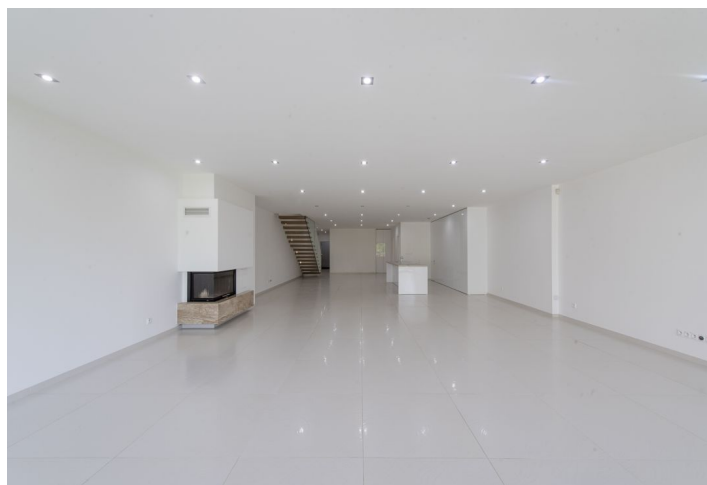




## Apartment Four-bedroom (5+kk)

€ 4 900 | CZK 123 088

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





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Total area	373 m <sup>2</sup>
Floor area*	315 m <sup>2</sup>
Terrace	58 m <sup>2</sup>
Parking	included
Garage	Yes
Cellar	-
Service price	EUR 700 utilities + VAT
PENB	G
Reference number	102505
Available from	01.01.2025

\* 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 3-bedroom apartment for rent in a new apartment building is situated in a lucrative location on the border of Bratislava's Calvary and Mountain Park. Thanks to its southwesterly 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 with greenery, just a few minutes by car to the narrowest city center.

The ground floor of the apartment consists of a living room with a fireplace and kitchen with access to the **terrace**. There is also an additional bathroom with a guest toilet, a laundry room, a utility room, a server room and a **separate area suitable as a home gym**. On the upper floor are three bedrooms with their own bathroom and toilet. The master bedroom and the second bedroom have direct access to a 40 sq. m. balcony overlooking the **greenery of Mountain Park**.

The interior of the apartment includes a security entrance door, large-format gres tiles, French aluminum windows with exterior electric aluminum blinds, and **Sapeli** frameless doors. Ariston Hotpoint appliances are built into the kitchen. Superior amenities include a **private elevator**, underfloor heating, and **air-conditioning** in all rooms and a central vacuum cleaner. Hot water is provided by an in-house Veissmann gas boiler and **solar panels** on the roof. Tenants have access to a landscaped garden in the inner courtyard.

Parking spaces are provided in an enclosed courtyard. Hassle-free parking is also possible on the street. It is possible to furnish the apartment should a long-term lease be negotiated.





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PÔDORYS 1.NP

