



## House Three-bedroom (4+1)

Rented

252 m<sup>2</sup>, Bratislava III, New Town





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Total area	252 m <sup>2</sup>
Floor area	196 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
Service price	+ utilities
PENB	G
Reference number	103391
Available from	Immediately

**Brand new three-bedroom family home with a Loxone intelligent system, high standard facilities, and parking for four cars. The house is surrounded by nature and yet is close to full amenities, making it suitable for relaxing walks through the forest or bike rides. Excellent accessibility to the city center (only 10 minutes away by car).**

The layout of the ground floor consists of a living room with a glass wall and views of the **adjacent greenery and the surrounding woods**, a kitchen with a pantry, a dining area, and a guest toilet. The living room and kitchen have access to the **terrace**. The upstairs consists of a night section—a master bedroom with an **en-suite bathroom** with a walk-in shower and toilet, two additional bedrooms, and a second bathroom accessible from the hallway with a bathtub and toilet. Each bedroom has a **French balcony**.

The sunken floor of the house consists of a **garage for two cars** with a passage to the entrance hall with a **built-in wardrobe**, and a utility room with a laundry area.

The equipment of the new building consists of aluminum triple-glazed windows, **exterior electric aluminum blinds**, wooden floors, underfloor heating, cooled ceilings, a **Loxone intelligent home system**, heat pump, camera system, alarm system, fireplace in the living room, HansGrohe faucets, Duravit sanitary ware, and a kitchen with built-in appliances by **Bosch**.

Monthly rent EUR 3,000 + utilities.