



## Apartment Two-bedroom (3+kk)

Rented

128 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	174 m <sup>2</sup>
Floor area*	128 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	6 m <sup>2</sup>
Service price	EUR 300 not included
PENB	A
Reference number	34028
Available from	01.11.2024

\* 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 two-bedroom apartment for long-term rent is situated on the 1st floor of a new residential villa located in a lucrative area on the border of Bratislava's Calvary and Slavin neighborhoods. Thanks to its southwesterly orientation and exceptional location in the city center, yet reasonably far from everyday traffic, this spacious apartment offers comfortable living in a peaceful environment with views of the greenery of Mountain Park. There are full civic amenities in the vicinity, easy access to public transport (trolley bus and bus stops), and it's only a few minutes by car to the city center.

This fully furnished apartment consists of an entrance hall with a built-in wardrobe, an open plan living room with a dining area and a **fully fitted kitchen** with access to a **spacious sunny terrace** (40 sq. m), a master bedroom with an en-suite bathroom (bathtub, toilet), another bedroom (easily separated into 2 rooms with a separate entrance), and a shared bathroom (walk-in shower, toilet).

The interior features **security entrance doors**, **large-format gres tiled floors**, **French aluminum windows with exterior remote controlled blinds**, and **rebateless Sapeli interior doors**. The kitchen is equipped with built-in **Ariston Hotpoint appliances** (induction cooktop, hot-air oven, microwave, fridge, freezer, dishwasher). The apartment has a video doorman. It comes with **1 garage parking space**, **1 parking space in an enclosed yard**, and a separate cellar (6 sq. m). Tenants have access to the **landscaped garden in the courtyard**.

The superior standard equipment also includes **underfloor heating** and **air-conditioning** in all rooms, while the apartment is also heated by **fan-coil** units built into the floor. Hot water is provided by the central boiler in the building as well as solar panels on the roof. Cleaning of the common areas is at the landlord's expense.

Monthly rent EUR 2,500 + EUR 500 energy

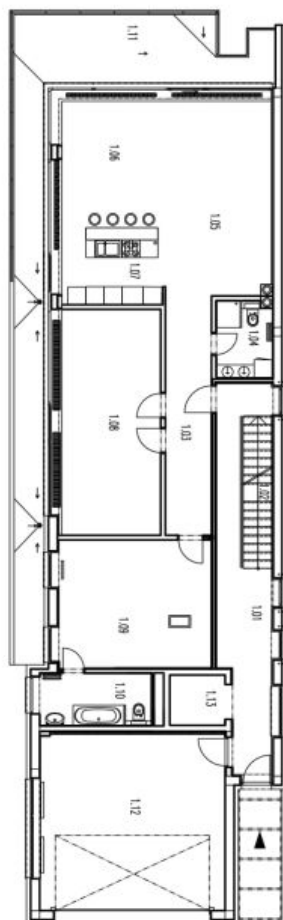


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PÔDORYS 1.NP



RODINNÝ DOM - VILA TERÉZIA