



## Apartment Two-bedroom (3+1)

Rented

70 m<sup>2</sup>, Bratislava IV, Lamač, Na barine





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Total area	74 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	150 EUR Monthly
PENB	G
Reference number	36223
Available from	Immediately

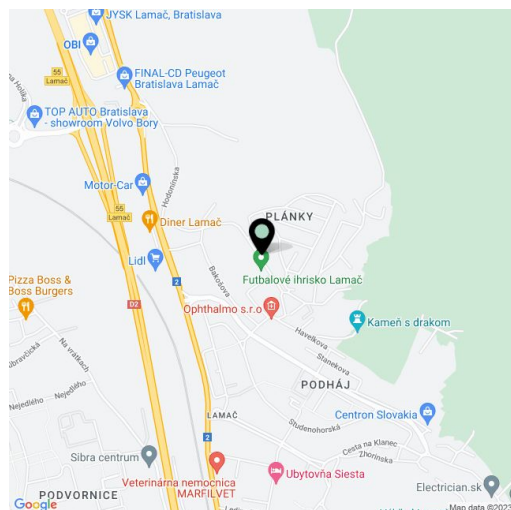
This partially furnished and newly renovated two-bedroom apartment for rent with views of the greenery of the Little Carpathians is located on the edge of a residential development and a forest. Facing east, the modern unit is situated on the 5th floor of an apartment building with an elevator in one of the most sought-after locations in the district of Lamač.

Comfortable urban living in a quiet location near a recreation area, in the vicinity of the Lamač Stream and surrounding forest, offering a wide range of leisure time and sports activities, including excellent conditions for hiking or biking. Full civic amenities in the vicinity, excellent connections to the city center via a highway bypass, and good access to public transport.

The apartment consists of an entrance hall, a west-facing living room, and a separate kitchen with access to the **loggia** (4 sq. m.) with an outdoor electrical socket, two bedrooms, a bathroom with a bathtub, and a separate toilet.

The apartment was reconstructed with an emphasis on **high-quality materials and a timeless design**. The standard facilities include laminate flooring, **large-format Spanish tile floors**, sanitary ware, interior doors, and a **security entrance door**. The interior features **veneered custom-made furniture, LED lights, a fully fitted kitchen** with built-in Electrolux appliances (induction cooktop, oven, fridge, freezer, dishwasher), a washing machine, **interior blinds**, and a comfortable sofa bed. Public parking available near the apartment building. The apartment comes with a brick cellar.

Monthly payments: rent EUR 800 + utilities EUR 150.



\* 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.