



## Apartment Two-bedroom (3+1)

Rented

130 m<sup>2</sup>, Bratislava II, Ružinov, Budovateľská





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|                  |  |
|------------------|--|
| Total area       | 132 m <sup>2</sup>   |
| Floor area*      | 130 m <sup>2</sup>   |
| Balcony          | 3 m <sup>2</sup>   |
| Parking          | option to rent a reserved parking space in front of the building |
| Cellar           | -  |
| Service price    | 380 EUR Monthly  |
| PENB             | G  |
| Reference number | 38133  |
| Available from   | Immediately  |

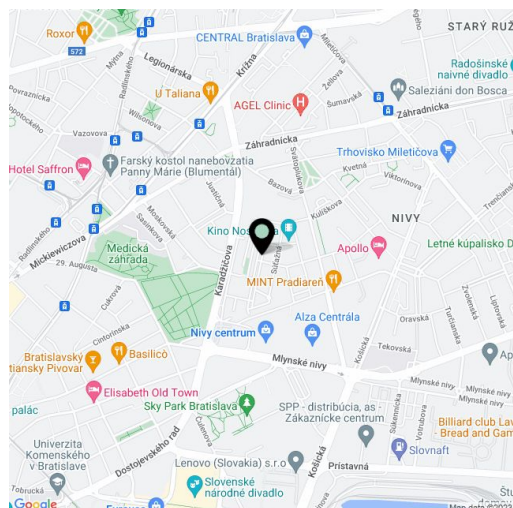
This rooftop-level, two-bedroom maisonette with three balconies is situated on Budovateľská Street with beautiful views of Slavín and the center of Bratislava. Below the building is a playground, the City Business Center, the new Nivy bus station, as well as complete civic amenities.

The layout of the the entrance level consists of an entrance hall with a built-in closet, a bedroom with access to a **balcony**, a second bedroom with a balcony and **views of Slavín**, a laundry room, a separate toilet, and a spacious bathroom with a corner bathtub. There is also a living room with a large sofa and designer lighting, a kitchen with an American and **wine fridge**, **Miele** electric oven, stone worktop, induction hob, and an open dining area. Upstairs is a second bathroom with a toilet and shower.

The standard of the apartment includes **underfloor heating** in each room with separate regulation, and Sherlock fire safety doors.

Monthly rent is EUR 810 including Internet + EUR 380 deposit for energy and services.

Reserved parking space in front of the building for EUR 33 per month.



\* 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.