



## House Four-bedroom (5+kk)

Rented

173 m<sup>2</sup>, Bratislava V, Jarovce





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|                  |                            |
|------------------|----------------------------|
| Plot             | 884 m <sup>2</sup>         |
| Foot print       | 260 m <sup>2</sup>         |
| Parking          | Outside parking for 4 cars |
| Cellar           | -                          |
| PENB             | B                          |
| Reference number | 40273                      |
| Available from   | Immediately                |

This unique, sunny air-conditioned 4-bedroom house for rent was designed by a renowned architectural studio and was built using only above-standard materials and natural colors. Located in Jaroviec, which is full of greenery and close to nature. There are plenty of active relaxation opportunities around the local dam, which is connected to the Slovakia-Hungary-Austria bike route. A public transport stop, an elementary school, shops, a post office, and a restaurant are all within walking distance.

The ground floor consists of an entrance hall with a custom-made built-in wardrobe, a toilet with a sink, a bathroom with a **solitary bath**, a laundry room with a boiler, three bedrooms, a study, a living room with a brick **fireplace**, and a kitchen with quality **Bosch appliances**. The master bedroom with access to the atrium with a **Japanese garden** has 2 walk-in wardrobes, and an en-suite bathroom with a walk-in shower and toilet. The study, living room, and kitchen have access to a covered terrace.

The standard equipment includes **wooden parquet floors**, insulated triple-glazed **aluminum windows**, exterior **aluminum blinds**, gres tiles in the bathrooms, **underfloor heating**, a gas boiler, a Buderus water tank, **air-conditioning**, **cast concrete** ceilings, LED lighting, and a Jablotron security system. The kitchen has a stone central island with built-in appliances, including a garbage disposal.

On the plot is a garden with a **heated 7x3 m swimming pool** with a depth of 1.6 m, a drilled well with water for filling the pool, and automatic irrigation. There is also a **second detached house** facing the street that can be used for business purposes (corporate office, doctor's office) or as separate housing for parents/children. Four cars can comfortably park on the plot.

Interior 173 m<sup>2</sup>, land 884 m<sup>2</sup>

Monthly rent EUR 2,300 + 250 deposit for utilities