svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+1)

Rented

174 m², Bratislava I, Staré Mesto

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Rented

174 m², Bratislava I, Staré Mesto

Total area	187 m²
Floor area*	174 m²
Balcony	3 m²
Terrace	10 m²
Parking	2x parking space in the garage EUR 150/month/space
Garage	Yes
Cellar	-
Service price	450 EUR Monthly
PENB	A
Reference number	42155
Available from	Immediately

* 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 air-conditioned, luxuriously furnished 3-bedroom apartment with a terrace is located in the the popular River Park project by the Danube River with unobstructed views of the water and surrounding nature. Shops, cafes, and restaurants, a spa/wellness, a playground, a dance school, a post office, and a bank are In the immediate vicinity. Public transport stops and a bike path are only few meters from the building, and the historic city center can be reached within 10 minutes on foot along the Danube promenade.

The apartment consists of a living room **overlooking the Danube** and its floodplain forests, a fully equipped kitchen with a dining area and a loggia, a master bedroom with a balcony, **built-in wardrobe**, another wardrobe, and **en-suite bathroom** (bathtub, shower, two sinks, toilet, and bidet), two more bedrooms with wardrobes and French balconies overlooking the Danube, a closet/laundry room, a second bathroom (bathtub and toilet), and an entrance hall with a built-in wardrobe and a guest toilet.

The apartment is equipped with **wooden floors**, aluminum windows, **air-conditioning**, smart wiring, **Miele kitchen appliances** including a coffee maker, a built-in steam oven, a microwave, a 90 cm wide induction hob, a Sherlock security door, and a video doorman. The apartment comes with **2 parking spaces** in the basement.

Interior 174 m², terrace 10 m², balcony 3 m²

Monthly rent: EUR 3,700 per month + 2x EUR 150 parking places + EUR 450 energies and utilities

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