

## Apartment Two-bedroom (3+kk)

Rented

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



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Total area	150 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Parking	parking space in garage
Garage	Yes
Cellar	Yes
Service price	300 EUR Monthly
PENB	A
Reference number	35383
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 modern, spacious apartment with a garage parking space and a large terrace is located on the 1st floor of an apartment building set in a lucrative area of the Old Town near Mountain Park. Prestigious, quiet neighborhood of Bratislava with plenty of greenery, beautiful views, yet close to the city center, accessible on foot or by bus. There are several kindergartens and elementary schools nearby. The extensive Mountain Park is an ideal place to relax amongst greenery.

The layout consists of a bright living room with a kitchen, a dining area, and access to the **south-facing terrace**, 2 bedrooms each with their own closets, a bathroom (with a shower and a toilet), and an entrance hall with a guest toilet. Each room including the bathroom has access to the east-facing terrace.

The facilities include large-format **aluminum windows** with exterior **electric blinds**, **wooden floors**, a **ceiling air-conditioning system**, a fireproof safety entrance door, security equipment, designer wallpaper, or Duravit, Geberit, and Hansgrohe sanitary ware. The rent includes 1 garage parking space and a cellar (both comfortably accessible by **elevator**). The apartment is fully **furnished**.

Interior 99 m<sup>2</sup>, terrace 47 m<sup>2</sup>, cellar 4 m<sup>2</sup>.

Monthly rent EUR 3,100 + EUR 300 for utilities and services.