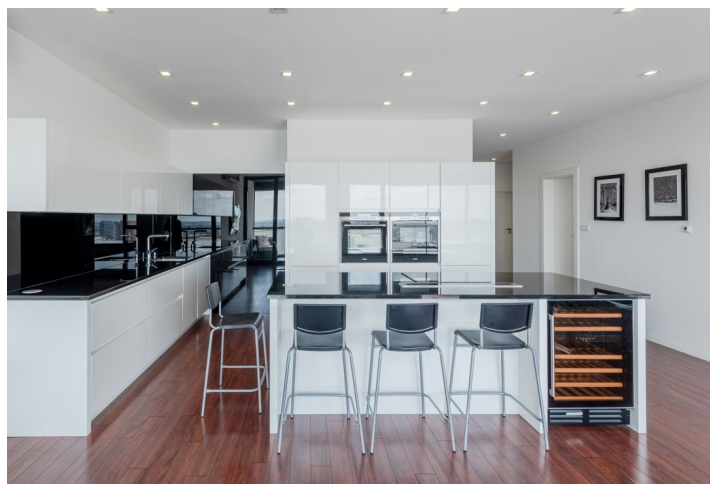


## Apartment Two-bedroom (3+kk)

Rented

124 m<sup>2</sup>, Bratislava III, Nové Mesto, Bellova



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Total area	129 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	150 - 150 EUR
Garage	Yes
Cellar	Yes
Service price	350 EUR Monthly
PENB	B
Reference number	35763
Available from	Immediately

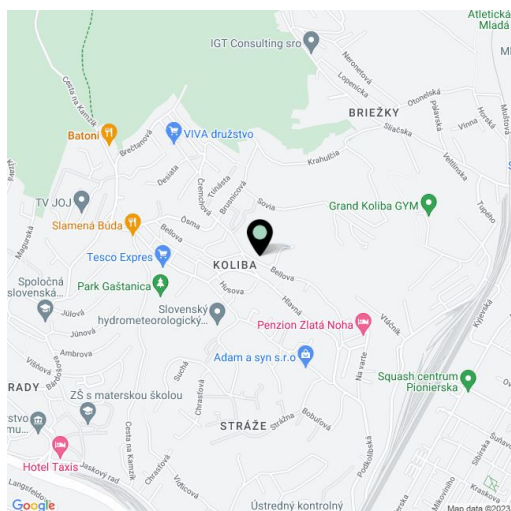
Spacious, sunny 2-bedroom apartment for rent with a loggia that offers views of Bratislava, equipped with quality materials. The apartment is located in a new building situated in an enclosed complex in Koliba. This quiet residential area set on a slope in Koliba has direct access to a nature park right in front of the building. A bus stop with regular public transport connections is within a 3-minute walk and the center can be reached by car in just a couple of minutes.

The apartment consists of an entrance hall, two bedrooms with a **walk-in wardrobe**, a living room with a library, and a dining area connected to the kitchen by a modern central island. The apartment has a bathroom with a bathtub, toilet, bidet, and shower, as well as a separate toilet. The living room has access to the southeast-facing **loggia**.

Amenities include fire safety doors, aluminum windows, exterior electric aluminum blinds, underfloor heating in each room with separate regulation, LED dimming lighting, LG ArtCool air-conditioning units in each room, a 70" wide LED TV and a Natuzzi marble coffee table in the living room, Kare brand furniture, and a biofireplace. The kitchen has Siemens appliances, including plate warmers, a wine fridge, and a granite worktop.

The building is secured by a chip entrance, a video intercom, and a camera system. The apartment comes with a large cellar unit and a parking space in the garage.

Apartment rental price EUR 1,450 + EUR 350 energy and services + EUR 150 garage parking/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.