



House Three-bedroom (4+kk)

Rented

141 m², Bratislava II, Vrakuňa, Hradská





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Total area	141 m ²
Garden	292 m ²
Floor area	122 m ²
Terrace	19 m ²
Parking	parking space in front of the house
Cellar	Yes
Service price	Payment for utilities €150/month
PENB	A
Reference number	108201
Available from	Immediately

Fully furnished three-bedroom family house (part of a semi-detached house) with a garden and parking spaces in the heart of Vrakuňa. Just a few meters away is the Estónska public transport stop, and a kindergarten and primary school, a health center, and a pedestrian zone with complete amenities and services can be reached in just a short walk. Lovers of active recreation will appreciate the Vrakunský lesík forest and, thanks to the newly built bypass, the connection to the D1 and D2 highways, or the way to the city center, is fast and easy.

The ground floor features an entrance hall, a bathroom with a shower and toilet, a spacious living room with access to the **terrace**, a kitchen, and a pantry. On the upper floor, there are three separate bedrooms, a hallway, a walk-in closet, and a large bathroom with a bathtub, shower, and toilet. The semi-detached house is separated by a double wall with sound insulation. **A garden house** is also available in the backyard.

The home is equipped with **smart control** via a smartphone, **air-conditioning**, an air purifier, an Ambilight TV, a 360° audio sound system, and a smart charger for electric vehicles. Heating is provided by a Protherm electric boiler with a water tank and **underfloor heating** throughout. The house features Salamander 5-chamber plastic windows with exterior blinds controlled via an app. The garden includes an automatic irrigation system, and lawn maintenance is handled by a Husqvarna robotic mower.

Parking spaces are located in front of the house, featuring a **Wallbox home charging station**.

