



Apartment Three-bedroom (4+kk)

€ 1700 | CZK 42 781

115.16 m², Bratislava III, New Town, Na varte





Apartment Three-bedroom (4+kk)

€ 1 700 | CZK 42 781

115.16 m², Bratislava III, New Town, Na varte

| | |
|------------------|--------------------|
| Total area | 133 m ² |
| Floor area* | 115 m ² |
| Terrace | 10 m ² |
| Parking | 150 - 150 EUR |
| Garage | Yes |
| Cellar | 8 m ² |
| Service price | 350 € |
| PENB | A |
| Reference number | 106882 |
| Available from | Immediately |

The airy 3 bedroom apartment with a view of the city and parking in the garage is located in an older new building from 2011 in Koliba, Bratislava. The location is popular mainly due to its proximity to the nature of the Small Carpathians and at the same time quick access to the city center.

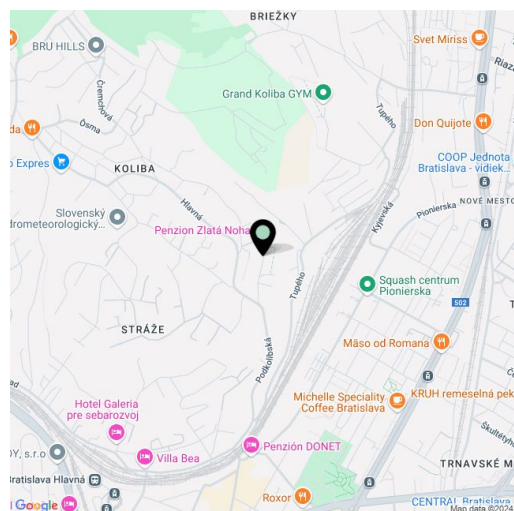
The layout of the apartment consists of a spacious living room connected to the kitchen, 3 bedrooms, a bathroom with a bathtub, shower and toilet and another separate toilet. Access to the terrace with a beautiful view is possible from the living room and one of the bedrooms. The apartment is located on the second floor, which is shared with only one neighbor. There is an elevator in the house.

The standard of the apartment includes large-format aluminum windows with exterior electronically controlled blinds, oak parquet floors, heat recovery, ceiling heating and cooling controlled by the smart TapHome system, DANKÜCHEN brand kitchen with Siemens Studio Line appliances and Technistone worktops, built-in wardrobes in the entrance hall and bedroom, Ideal Standard bathroom, video doorman, or security magnetic security of an apartment building.

The location of Bratislava's Koliba is sought after mainly due to the well-built infrastructure and countless opportunities for leisure activities. Families with children will especially appreciate the proximity of the forests of the Lesser Carpathians, the Kamzík observation tower, the cable car, and the newly built sports facilities in the area. There is also a public transport stop and the private English kindergarten Funiversity Cambridge within walking distance. The center and necessary civic amenities within a few minutes by car.

2 parking spaces in the garage and Cellar dungeon included

The rent is 1700 euro + a deposit for services of 350 euro per month.



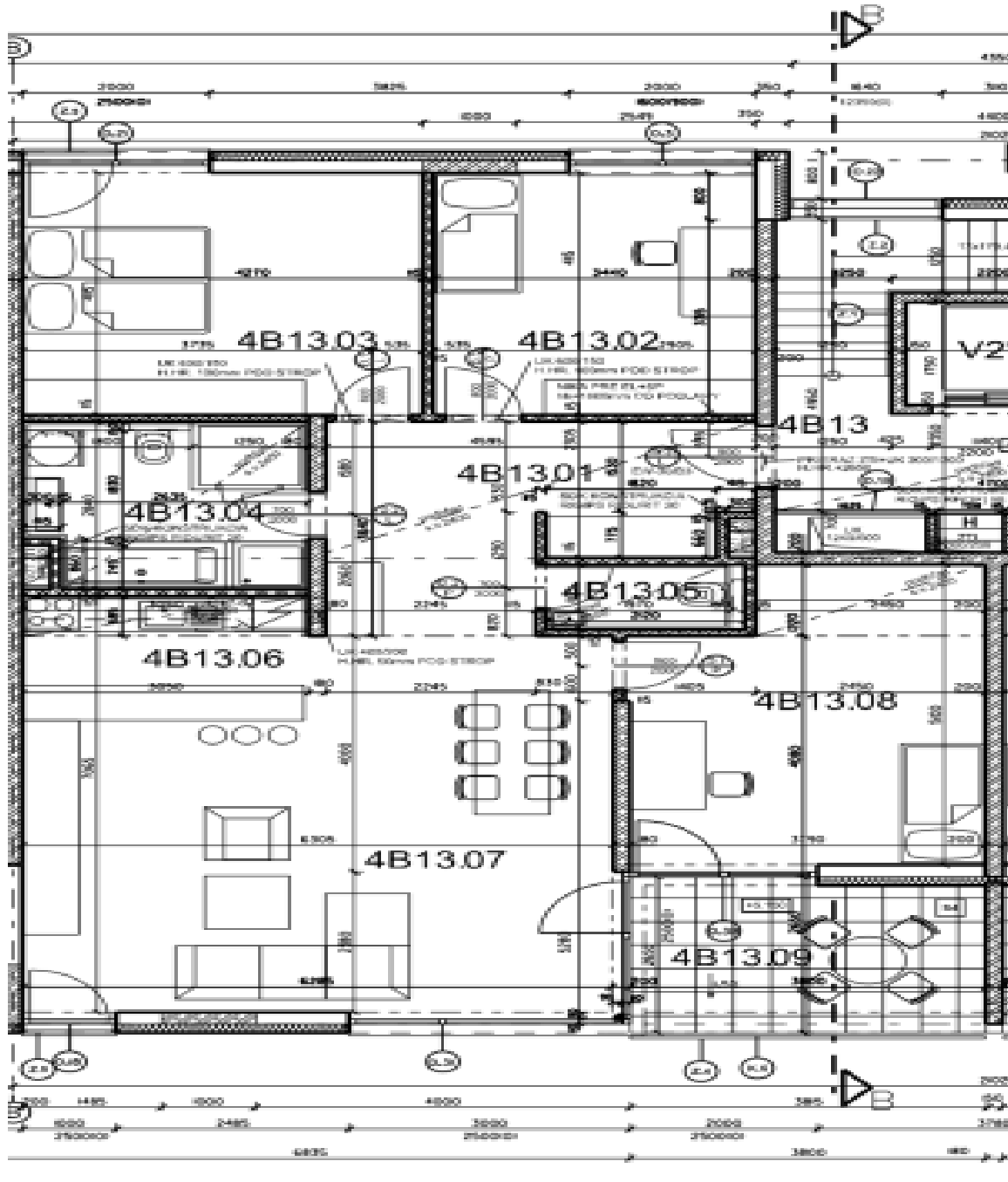
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

€ 1700 | CZK 42 781

115.16 m², Bratislava III, New Town, Na varte



L E G E N D A

| ČÍSLO | POUŽITIE | POVRCH | PODLAHA | STROP | STROP | PODLAHA |
|---------|------------|--------|-----------------|-----------------|-----------------|-----------------|
| 4B13.01 | VERUŠ | 18.94 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |
| 4B13.02 | OBIA | 16.70 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |
| 4B13.03 | OBIA | 17.82 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |
| 4B13.04 | KUCHEŇ | 8.04 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |
| 4B13.05 | WC | 2.82 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |
| 4B13.06 | SPALŇOVNÁ | 11.11 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |
| 4B13.07 | OBÝVAJACIA | 31.07 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |
| 4B13.08 | OBIA | 18.97 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |
| 4B13.09 | TERASA | 6.81 | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ | OLIVOVÝ POKRYTÝ |