



## House Four-bedroom (5+1)

Rented

310 m<sup>2</sup>, Bratislava III, Nové Mesto, Ambrova





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|                  |                    |
|------------------|--------------------|
| Plot             | 410 m <sup>2</sup> |
| Foot print       | 100 m <sup>2</sup> |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 31959              |
| Available from   | Immediately        |

**Spacious and generous 4-storey completely renovated detached house with a terrace located in a quiet street on the popular area of Kramare.**

The layout of the house is practically divided into daily, night and technical part. On the ground floor there are storage rooms, a technical room and a laundry room. The first floor consists of a **double garage**, an entrance hall, a **closet** and a south-facing guest room with street view. Daily part of the house consists of living room with **fireplace**, kitchen with dining room and pantry, bathroom with shower and toilet. From the hallway, there is an entrance to the **terrace** and beautiful garden with **irrigation**. The second floor, consists of 2 bedrooms, a bathroom with toilet and a master bedroom with 2 closets. On the ground floor as well as in both bathrooms, kitchen and storage there are ceramic floors, in each room there are wooden parquets and carpets. The interior of the house is completely **air-conditioned**, secured by a **camera system** and has its **own gas boiler**.

Kramáre is a popular quiet green area with full amenities. Public transport stops are within walking distance. The location is suitable for those seeking relaxation in the **nearby woods** while having a **quick access to the city center**. Energy costs 250 Eur / month.

