



## Apartment Studio (1+1)

Rented

40 m<sup>2</sup>, Bratislava III, Nové Mesto, Bajkalská





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Total area	40 m <sup>2</sup>
Parking	parking space in garage
Cellar	-
Service price	150 EUR Monthly
PENB	G
Reference number	32490
Available from	Immediately

Practically furnished studio apartment with spectacular views in the modern III Towers residential project with its own fitness center, meeting room, family room, reception, and rooftop garden. The surroundings offer everything you need for an active life: relaxation, shopping, entertainment, and sports or cultural activities. Nearby is the Vivo center (Polus City Center shopping center), the Pasienky swimming pool, the Pasienky sports hall, a football stadium, Lake Kuchajda and Lake Štrkovec, as well as the NTC sports and cultural center.

The studio apartment is divided into an entrance hall with access to the bathroom and a large living room with a kitchen. A built-in wardrobe with plenty of storage space is located in the hallway. The main room serves as a living room, kitchen, and bedroom. The kitchen is fully equipped with appliances, and there is a sofa, a double bed, and an LCD TV. The bathroom has a bathtub, washing machine, and toilet.

The bright apartment is located on the 18th floor out of 24 with three high-speed elevators. The apartment's standard consists of aluminum windows and security fire doors. For added security, each of the towers has its **own reception with a 24-hour security service** that monitors the entrance as well as common areas. On the 5th floor, each tower has its **own fitness center, a meeting room, and a common room** directly connected to the **rooftop garden** exclusively for residents. On the ground floor of the III Towers residential project there are, among other things, a pizzeria, a steak house, a grocery store, an ATM, etc. Parking is available on three underground floors.

Interior 40 m<sup>2</sup>

Monthly rent EUR 450 including parking space + EUR 150 utilities and services

\* 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.

