



## House Three-bedroom (4+1)

Rented

230 m<sup>2</sup>, Bratislava IV, Devín, Solúnka





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Total area	230 m <sup>2</sup>
Plot	432 m <sup>2</sup>
Foot print	154 m <sup>2</sup>
Garden	278 m <sup>2</sup>
Floor area	196 m <sup>2</sup>
Terrace	33 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	33559
Available from	Immediately

This new family house with a garden and a double garage is part of the unique Condominium Devín residential project that consists of terraced houses, built in a quiet location surrounded by greenery in the historic heart of Devín. The development offers full civic amenities in the vicinity, good transport accessibility, and beautiful views of the castle and the scenery of the Devínska Kobyla massif.

The ground floor consists of an entrance hall with a **built-in closet**, an open plan living room with a dining area, and a **fully equipped kitchen** with access to the terrace and the adjacent garden. There is a pantry, a utility room with a toilet, and direct access to the garage from the entrance hall. Upstairs is the master bedroom with a bathroom (bathtub, shower, toilet) and a separate **walk-in closet**, another 2 bedrooms, a shared bathroom (shower, toilet), and south-facing sunny **terrace**.

The house is rented fully furnished with a fully equipped kitchen with a stone worktop, built-in wardrobes, and a hallway closet. The superior standard equipment includes a **fireplace** in the living room, **underfloor heating and air conditioning** in all rooms, **aluminum windows** with triple-glazed panes, and a garden terrace equipped with garden furniture. Heating is provided by a gas boiler. Comfortable **parking in the garage** as well as in front of the house. The house is secured by a Jablotron security system with remote adjustment and 24-hour assistance and has a video doorman.

Monthly rent EUR 2,300 + EUR 300 energy

