



## House Two-bedroom (3+kk)

Rented

109 m<sup>2</sup>, Bratislava II, Podunajské Biskupice, Popradská





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Usable area	109 m <sup>2</sup>
Plot	123 m <sup>2</sup>
Foot print	60 m <sup>2</sup>
Garden	63 m <sup>2</sup>
Floor area	90 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	2 outdoor parking space
Cellar	-
PENB	A
Reference number	35434
Available from	Immediately

This luxurious, air-conditioned, and fully furnished semi-detached house for rent is situated at the edge of Podunajské Biskupice, Bratislava's largest borough. Thanks to its southwesterly orientation and private low maintenance garden, it offers comfortable urban living with maximum privacy within easy reach of the recreation areas around the Little Danube River, the Danube Dam, and the Forest Park in the borough of Vrakuňa. Full civic amenities in the vicinity, excellent access to the highway and public transport (trolley bus, bus stops).

The lower level consists of an open-plan living room with a dining area and a **fully fitted kitchen** with access to a **sunny winter terrace** (14.95 sq. m.) and a **private landscaped garden** (63 sq. m.), a walk-in closet, a guest toilet with a utility area, and an entrance hall. The upper floor includes a **master bedroom with a balcony** (3.96 sq.m.) and **walk-in closet**, another bedroom, and a **bathroom with detailed tailor-made furniture** and a window (bathtub, toilet, washing machine).

The interior features security entrance doors, **large-format tiled floors**, **Merbau wood floors**, **designer interior doors in an atypical floor-to-ceiling height with magnetic closing**, **custom-made furniture**, large-format windows, a leather sofa, a TV, and beds. The superior standard equipment includes **underfloor heating** and **air-conditioning** in all rooms. The wooden kitchen with high gloss cabinets and granite backsplash is equipped with built-in Bosch appliances (induction cooktop, hood, hot-air oven, fridge, freezer, dishwasher). The dining area has a Hyundai wine cooler.

The house has its own heat pump water heater and is equipped with a two-zone alarm and a video doorman. **The garden is maintained by a cultivator robot lawn mower and watered by a garden irrigation system.** The house comes with **2 outdoor parking spaces in an enclosed yard.**

Interior 90.36 sq. m., winter terrace 14.95 sq. m., garden 63 sq. m.

Monthly payments: rent EUR 1,100 + utilities EUR 160.

