



## Apartment Two-bedroom (3+1)

Rented

110 m<sup>2</sup>, Bratislava IV, Karlova Ves, Karloveské rameno





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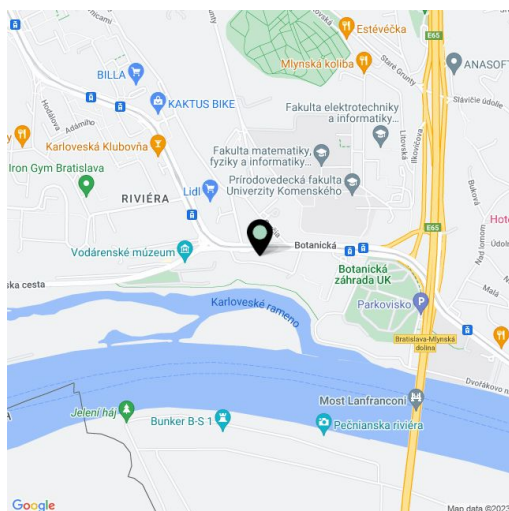
Total area	145 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	one garage space included
Garage	Yes
Cellar	-
Service price	180 EUR Monthly
PENB	G
Reference number	35822
Available from	Immediately

In a new building on the banks of the Danube River on the edge of Karlova Ves, you will find this spacious two-bedroom apartment in a new building with a generous terrace and views of untouched nature. The location provides peace and quiet thanks to a nearby forest park, but there are also complete civic amenities nearby. You can reach the city center in a few minutes by public transport or by car.

The apartment consists of an entrance hall with a **walk-in closet**, a separate toilet, a bathroom with a bathtub, shower, and toilet, a bedroom with a **built-in wardrobe**, a second bedroom, and a spacious living room with a kitchen and dining area. The living room has access to a terrace with unique views. The apartment comes with a parking space in the garage of the building.

The standard of the apartment includes **wooden floors, aluminum windows, external motorized aluminum blinds, granite windows sills**, fire safety doors, a video intercom, a fully equipped kitchen including dishwasher, and a washing machine.

Rental price EUR 1,500 + EUR 180 energy (including a parking space in the garage of the building)



\* 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.