



## Apartment One-bedroom (2+1)

Rented

58 m<sup>2</sup>, Bratislava III, Nové Mesto





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Total area	76 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Loggia	18 m <sup>2</sup>
Parking	garage space EUR 75
Garage	Yes
Cellar	Yes
Service price	130 EUR Monthly
PENB	G
Reference number	41047
Available from	Immediately

\* 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.

This modernly furnished, brand new and never lived in one-bedroom apartment is situated in the new Tehelné pole building overlooking Bratislava's landmarks. The surrounding area offers everything you need for an active lifestyle—opportunities for relaxation, shopping, entertainment, and sports or cultural activities. The VIVO (Polus City Center) shopping center, a swimming pool, the Pasienky sports hall, a football stadium, Kuchajda and Štrkovec lakes, and the National Tennis Center are all within walking distance.

The layout of the apartment consists of an entrance hall with a built-in wardrobe, a toilet with a sink, a bathroom with a bathtub and washing machine, a living room with access to the loggia, a fully equipped kitchen including a dishwasher, a dining room, a bedroom with a **walk-in closet**, and a separate closet. The apartment comes with a **cellar storage** unit and a parking space in the **garage can be rented for an additional fee**.

Standard features include laminate floors, large aluminum windows with exterior electric shutters, **underfloor heating**, Sherlock fire safety doors, a video doorman, and new stylish bespoke furniture throughout the apartment.

Interior 58 m<sup>2</sup>, loggia 18 m<sup>2</sup>

Rental price EUR 510 + EUR 130 energy + garage parking EUR 75