



## Apartment Two-bedroom (3+kk)

Rented

80 m<sup>2</sup>, Bratislava III, Nové Mesto, Frankovská





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Total area	110 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Garden	90 m <sup>2</sup>
Parking	two garage spaces
Garage	Yes
Cellar	Yes
Service price	300 EUR Monthly
PENB	A
Reference number	41161
Available from	Immediately

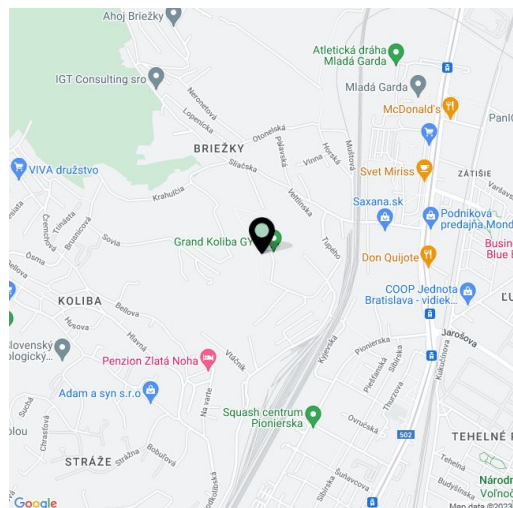
This premium two-bedroom apartment in a new building in Koliba with designer furniture offers unparalleled views from its own terrace with a garden. The apartment building is situated in a quiet and safe location, only minutes from downtown and close to a forest. A playground, fitness center, or cafe are in the residential complex. The apartment is rented fully furnished.

The apartment consists of an entrance hall with a wardrobe, a spacious living room with a fully equipped kitchen (dishwasher, induction hob, built-in hood) and a dining area, a master bedroom with a **walk-in closet**, a bedroom, a bathroom with a shower and toilet, and a separate toilet. Each room, including the living room, has access to a **terrace with a garden**.

The standard of the apartment consists of laminate floors, motorized exterior blinds, **underfloor heating**, and **ceiling cooling**. Facilities include, in addition to a fully fitted kitchen, a washing machine with a **dryer**, an iron, a TV, Internet, a lawnmower, and an irrigation system in the garden. The apartment comes with **two parking spaces in the garage and a cellar storage unit**.

Monthly rent EUR 1,500 + EUR 300 energy and services

Interior 80 m<sup>2</sup>, terrace 30 m<sup>2</sup>, garden 90 m<sup>2</sup>



\* 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.