



Beautiful and sunny 3 bdr duplex 117 m<sup>2</sup>, with A/C in a great location

Bratislava II - Ružinov - Babušková

**FOR RENT**

**1 200 €/Month**  
+ utilities 200€

**Property ID: 447600**

#### Condition

**Condition:** fully re-made

#### Size

**Number of rooms:** 4

**Usable area:** 117 m<sup>2</sup>

**Total area:** 117 m<sup>2</sup>

#### Floor

**4. of 4 floors**

**Elevator:** no

#### Property equipment

**Air condition:** yes

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## Property description

**Beautiful and sunny 3 bdr duplex 117 m<sup>2</sup>, with A/C in a great location**

### Disposition:

total area 117 m<sup>2</sup>, situated on the 4th floor (4) in the building without an elevator.

Entrance hall, spacious living room, dining area, separate equipped kitchen, bedroom with king size bed, bedroom with 2x single bed, guest room, bathroom with bath and 2x separate toilet.

### Equipment:

The apartment is air-conditioned, rented fully furnished and equipped with electrical appliances.

### Location:

The apartment is located in an area with complete civic amenities - grocery store, restaurants, schools, good access by public transport and by car to the city centre.

### Price and additional info:

Price does not include utilities (200€).

+ real estate agent commission.

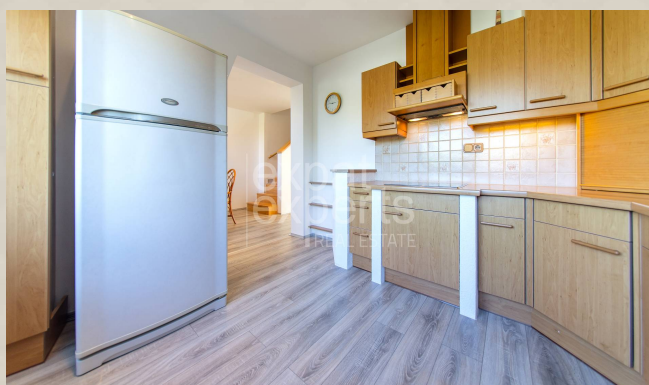
Available immediately 01.04.2024.

**We are looking forward to seeing you at the viewing!**

@duplex

@air-conditioned





3D preview



Link to property



Video

**4-izbový mezo. - spod. pod.  
3 bedroom mais. - lower fl.**

**Babuškova ulica  
Bratislava II**

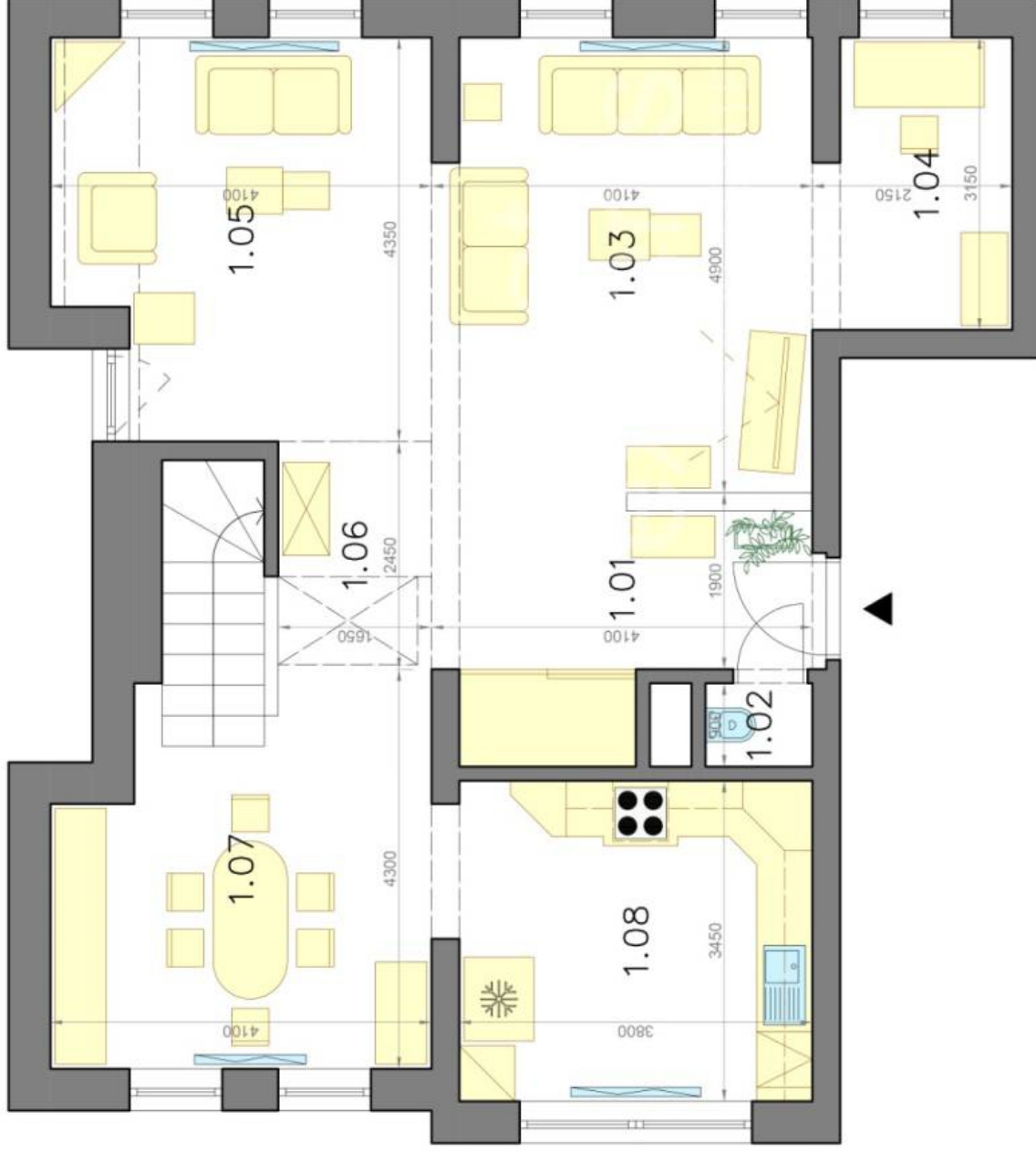
**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

1.01	PREDSEŇ/HALL	9,39 m <sup>2</sup>
1.02	TOALETA/TOILET	1,04 m <sup>2</sup>
1.03	OBYVACIA IZBA/LIVING ROOM	19,69 m <sup>2</sup>
1.04	PRACOVŇA/WORKROOM	6,37 m <sup>2</sup>
1.05	SALÓN/SALOON	16,60 m <sup>2</sup>
1.06	CHODBA/HALLWAY	4,04 m <sup>2</sup>
1.07	JEDÁLEŇ/DINING ROOM	15,29 m <sup>2</sup>
1.08	KUCHYŇA/KITCHEN	13,55 m <sup>2</sup>

**PLOCHA CELKOM/TOTAL AREA 85,97 m<sup>2</sup>**



Výmery majú iba informatívny charakter.  
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**4-izbový mezo. - vrch. pod.**

**3 bedroom mais. - upper fl.**

**Babuškova ulica**  
**Bratislava II**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

2.01	SCHODIŠTE/STAIRCASE	5,20 m <sup>2</sup>
2.02	CHODBA/HALLWAY	11,50 m <sup>2</sup>
2.03	IZBA/ROOM	8,99 m <sup>2</sup>
2.04	KÚPEĽNÁ/BATHROOM	7,90 m <sup>2</sup>
2.05	TOALETA/TOILET	1,04 m <sup>2</sup>
2.06	SPÁĽŇA/BEDROOM	16,17 m <sup>2</sup>
2.07	IZBA/ROOM	20,44 m <sup>2</sup>

**PLOCHA CELKOM/TOTAL AREA**      **71,24 m<sup>2</sup>**



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