



Beautiful, sunny 4room house 115 m<sup>2</sup>, terrace and garden, GREEN RESIDENCE  
Rovinka - Slnčnicová

FOR RENT

1 400 €/Month  
+ utilities 150€

Property ID: 830985

**Condition**

**New building:** yes  
**Furnishing:** furnished

**Size**

**Number of rooms:** 4  
**Usable area:** 115 m<sup>2</sup>  
**Land area:** 292 m<sup>2</sup>

**Floor**

**Number of floors:** 1

**Parking**

yes

**Property equipment**

**Bathroom:** 1x, bath and shower

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## Property description

**Beautiful, sunny 4 room family house 115 m<sup>2</sup>, with terrace and garden, GREEN RESIDENCE**

### Disposition:

total area 115,2 m<sup>2</sup> + terrace 15 m<sup>2</sup> + garden; situated in a pleasant location in Rovinka;

This beautiful family house consists of two floors:

1st floor: consists of entrance hall, separate toilet and living room connected to the fully equipped kitchen with dining area. The living room also leads to a terrace with a spacious garden. A staircase takes you to the second floor.

2nd floor: consists of a master bedroom with double bed and built-in wardrobe, there are also two separate, (unfurnished) non-passing rooms, which can be used as children's rooms / office. There is also a bathroom equipped with a bath tub and shower.

### Equipment:

The house is rented furnished, equipped with appliances (fridge-freezer, electric oven, microwave, induction hob, extractor hood, kettle, coffee maker). It provides plenty of storage space.

### Location:

The family house is situated in the suburban area of Rovinka, in the newly built project GREEN RESIDENCE. The advantage is good accessibility to the city center by the ring road D4, R7 (within 15 minutes you can be in Bratislava or Kitsee), near the bus station with direct connection to Nivy, also Billa, pharmacy, bakery, gas station, cafes, restaurants. Nearby (200-300m) there are two kindergartens where english is taught. There is plenty of greenery in the surroundings, for sports fans there is a cycle path.

### Price and additional info:

Price 1 400€ + utilities 150€ (including internet) + **REAL ESTATE AGENT COMMISSION**

Two parking spaces are available in front of the house.

Available from 01.09.2024, viewings possible.

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

@2 GREEN RESIDENCE  
@with terrace and garden  
@we have the keys



3D preview



Link to property



Video

**Rodinný dom - prízemie**  
**Family house - ground fl.**  
**GREEN RESID.**

**Slnečnicová | Rovinka**



**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

01	CHODBA / HALL	4,5 m <sup>2</sup>
02	TOALETA / TOILET	3,2 m <sup>2</sup>
03	CHODBA / CORRIDOR	8,3 m <sup>2</sup>
04	SCHODISKO / STAIRWAY	6,2 m <sup>2</sup>
05	SKLAD / STORAGE	2,3 m <sup>2</sup>
06	KUCHYŇA / KITCHEN	10,4 m <sup>2</sup>
07	OBÝVACIA IZBA / LIVING ROOM	17,3 m <sup>2</sup>
08	JEDÁLEŇ / DINING ROOM	10,0 m <sup>2</sup>
<b>ÚŽITKOVÁ PLOCHA / AREA</b>		<b>62,2 m<sup>2</sup></b>

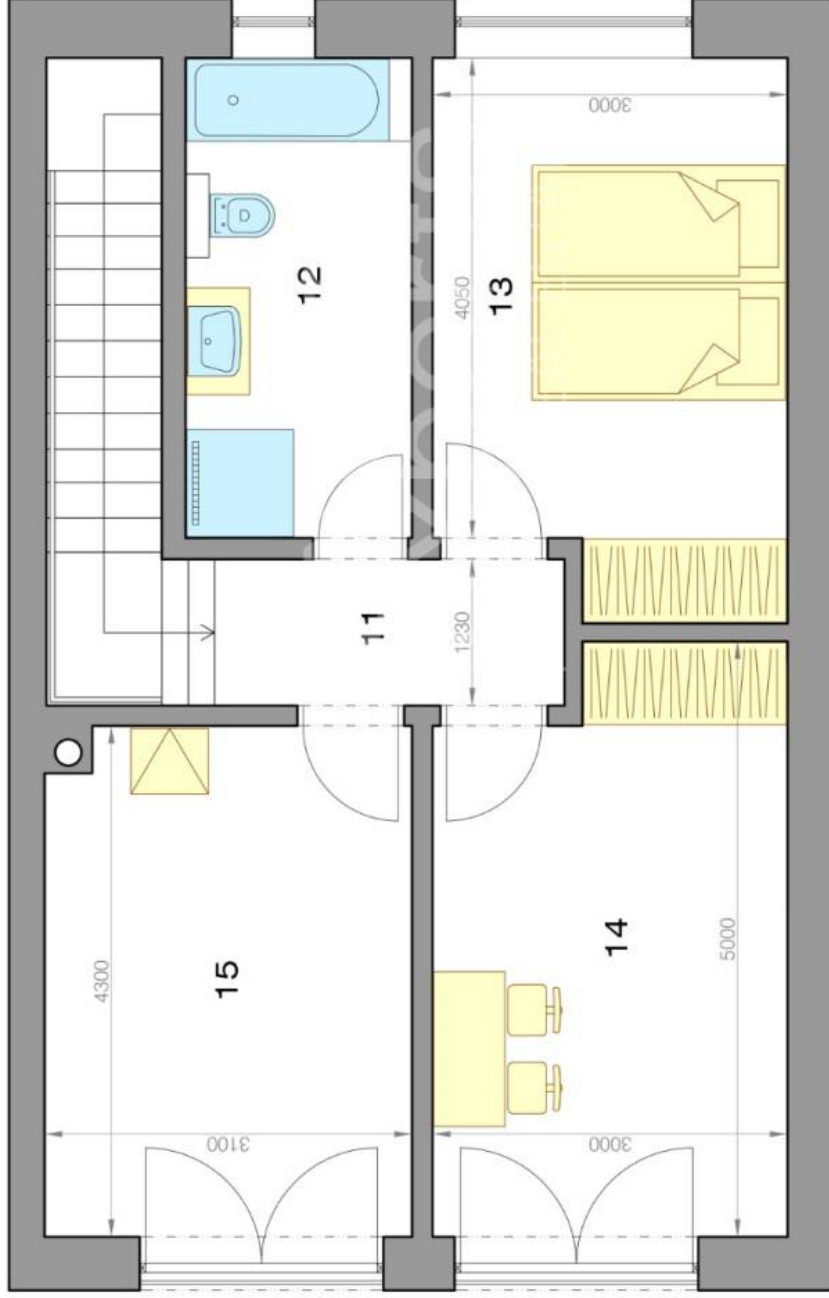
09	TERASA / TERRACE	15,0 m <sup>2</sup>
<b>PRÍSLUŠENSTVO / AMENITIES</b>		<b>15,0 m<sup>2</sup></b>



**CELKOVÁ PLOCHA / TOTAL**      **77,2 m<sup>2</sup>**

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**Rodinný dom - poschodie**  
**family house - floor**  
**GREEN RESID.**  
**Slnečnicová | Rovinka**



**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

11	CHODBA / HALL	3,6 m <sup>2</sup>
12	KÚPEĽŇA / BATHROOM	8,0 m <sup>2</sup>
13	SPÁĽŇA / BEDROOM	13,3 m <sup>2</sup>
14	IZBA / ROOM	14,5 m <sup>2</sup>
15	IZBA / ROOM	13,6 m <sup>2</sup>
<b>ÚŽITKOVÁ PLOCHA / AREA</b>		<b>53,0 m<sup>2</sup></b>



**CELKOVÁ PLOCHA / TOTAL** **53,0 m<sup>2</sup>**

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