



Exclusive 3bdr family house 136 m², A/C, parking, spacious garden

Bratislava V - Rusovce - Longobardská

FOR RENT

2 450 €/Month
+ utilities 180€

Property ID: 842549

Condition

New building: yes
Furnishing: furnished

Size

Number of rooms: 4
Usable area: 136 m²
Total area: 136 m²
Land area: 426 m²

Floor

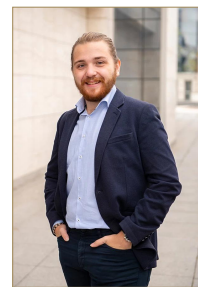
Number of floors: 1

Parking

yes

Property equipment

Bathroom: 2x, bath and shower
Air condition: yes



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Property description

Exclusive 3bdr family house 136 m², A/C, parking, spacious garden

Disposition:

total area: ground floor: 99, 81 m² + 3x terrace 43,47 m²; 1st floor: 36,41 m², garden area 426 m²; situated in a quiet location in Rusovce;

The layout of the house consists of an entrance hallway, from which we smoothly get to the living room connected to the fully equipped kitchen with dining area and access to the garden; on the ground floor there is a separate toilet, as well as the master bedroom, which has its own bathroom with bath and toilet. Upstairs, there are two separate (non-passing) bedrooms and a bathroom equipped with a shower.

Equipment:

The house is rented fully furnished, equipped with electrical appliances (fridge with freezer, electric oven, microwave, induction hob, dishwasher, washing machine, dryer); fully equipped kitchen, furnished with custom-made design furniture, offers everything necessary for comfortable living. The house is air-conditioned, has a smart home system Loxone installed, photovoltaics installed. The price also includes regular maintenance of the garden; the garden has an irrigation system installed. There is also a robotic lawn mower.

Location:

Situated in a quiet location with good access to the city center; in the vicinity there are good amenities, within walking distance is the possibility of sports activities in the countryside/forest, 5 min walk to Čunovské jazero, further Rusovecké jazero and dam, playground, park, grocery. 15 min by car to the city center; day and night public transport.

Price and additional info:

Price does not include utilities 180€ + **real estate agent commission**

The price includes internet connection (UPC).

On the land there is one parking space, which is included in the rental price.

Available immediately, viewings possible.

We are looking forward to see you at the viewing!

@by the forest

@air-conditioned

@parking



Link to property



Video

4-izbový dom - prízemie
3 bedroom house - GF
RUSOVCE
Longobardská | BA V



LEGENDA MIESTNOSTÍ / ROOMS LEGEND

0.01 PREDSEŇ/HALL	12,07 m ²
0.02 TOALETA/TOILET	4,50 m ²
0.03 TECHNICKÁ MIEST./TECH. ROOM	4,57 m ²
0.04 KUCHYŇA/KITCHEN	24,62 m ²
0.05 SKLAD/STORAGE	2,81 m ²
0.06 OBYVACIA IZBALIVING ROOM	29,91 m ²
0.07 SPÁĽŇA/BEDROOM	18,07 m ²
0.08 KÚPEĽŇA/BATHROOM	3,26 m ²
ÚŽITKOVÁ PLOCHA / AREA	99,81 m²

0.09 TERASA/TERRACE	8,25 m ²
0.10 TERASA/TERRACE	13,98 m ²
0.11 TERASA/TERRACE	21,24 m ²
PRÍSLUŠENSTVO / AMENITIES	43,47 m²



CELKOVÁ PLOCHA / TOTAL **143,28 m²**

Výmery majú iba informatívny charakter
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4-izbový dom - poschodie
3 bedroom house - 1st F
RUSOVCE
Longobardská | BA V



LEGENDA MIESTNOSTÍ / ROOMS LEGEND	
1.01 SCHODIŠTE/STAIRCASE	3,94 m ²
1.02 CHODBA/HALLWAY	6,47 m ²
1.03 KÚPEĽŇA/BATHROOM	4,55 m ²
1.04 IZBA/ROOM	10,70 m ²
1.05 IZBA/ROOM	10,75 m ²
ÚŽITKOVÁ PLOCHA / AREA	36,41 m²



CELKOVÁ PLOCHA / TOTAL **36,41 m²**

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