



High standard 4bdr duplex in villa 210m<sup>2</sup>, terrace, double garage

Bratislava III - Nové Mesto - Kízavá

**FOR RENT**

**2 700 €/Month**  
+ utilities 250€

**Property ID: 627426**

#### Condition

#### Size

**Number of rooms:** 5

**Usable area:** 210 m<sup>2</sup>

**Total area:** 210 m<sup>2</sup>

#### Floor

**Number of floors:** 2

**Elevator:** no

#### Parking

yes

**Garage:** 2 cars

#### Property equipment

**Air condition:** yes

**Internet connection:** optics

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## Property description

**High standard 4bdr duplex in house, 210m<sup>2</sup>, terrace, double garage, nice location**

### Disposition:

Total area 210m<sup>2</sup>; situated on two storeys in modern villa.

Entrance floor: Spacious living room connected to fully equipped kitchen with dining area, pantry, office, separated WC with washing machine and clothes dryer, terrace entrance.

Upper floor: Master bedroom with king size bed and own bathroom (bath and WC) in separated house part, 2x bedroom, large bathroom with massage bath, shower and WC.

### Equipment:

The apartment is air conditioned, rented fully furnished and equipped with electrical appliances, alarm system, built in wardrobes, floor heating, central vacuum cleaner, optical internet.

### Location:

Duplex is situated in amazing, quiet location upon the city with forest borders; good civic amenities in the neighborhood – grocery, hospital, pharmacies, banks, great restaurants.

Turistic paths to Koliba, plenty of opportunities for sport activities.

Perfect access by public transport and car to the city; direct connection to highway.

### Price and additional info:

Price does not include utilities (250€).

### + real estate commission.

To the apartment belongs double garage + 1 parking space for guests.

Renting with a well-behaved pet is possible.

Available from 01.08.2024.

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





Link to property



Video

**5-izbový mezonet - 2. N. P.**  
**4 bedroom mais - lower fl.**

**Kížavá ulica**  
**Bratislava III**

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

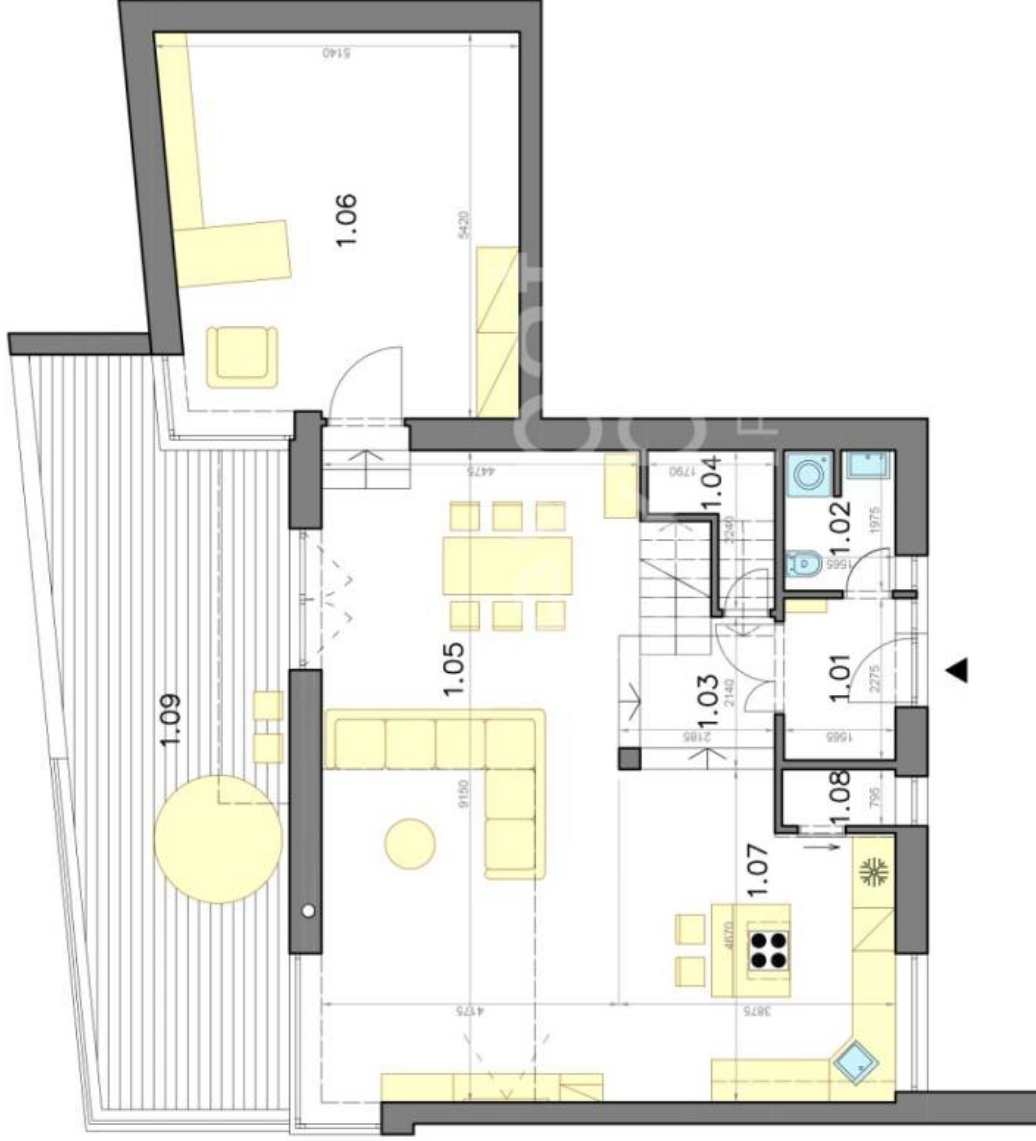
1.01	PREDSEŇ/HALL	4,40 m <sup>2</sup>
1.02	TOAleta/TOILET	2,40 m <sup>2</sup>
1.03	CHODBA/HALLWAY	3,55 m <sup>2</sup>
1.04	SKLAD/STORAGE	2,70 m <sup>2</sup>
1.05	OBYVACIA IZBA/LIVING ROOM	40,80 m <sup>2</sup>
1.06	IZBA/ROOM	27,70 m <sup>2</sup>
1.07	KUCHYŇA/KITCHEN	15,40 m <sup>2</sup>
1.08	ŠPAJZA/PANTRY	1,30 m <sup>2</sup>

PLOCHA CELKOM/TOTAL AREA **98,25 m<sup>2</sup>**

1.09 TERASA/TERRACE 30,80 m<sup>2</sup>

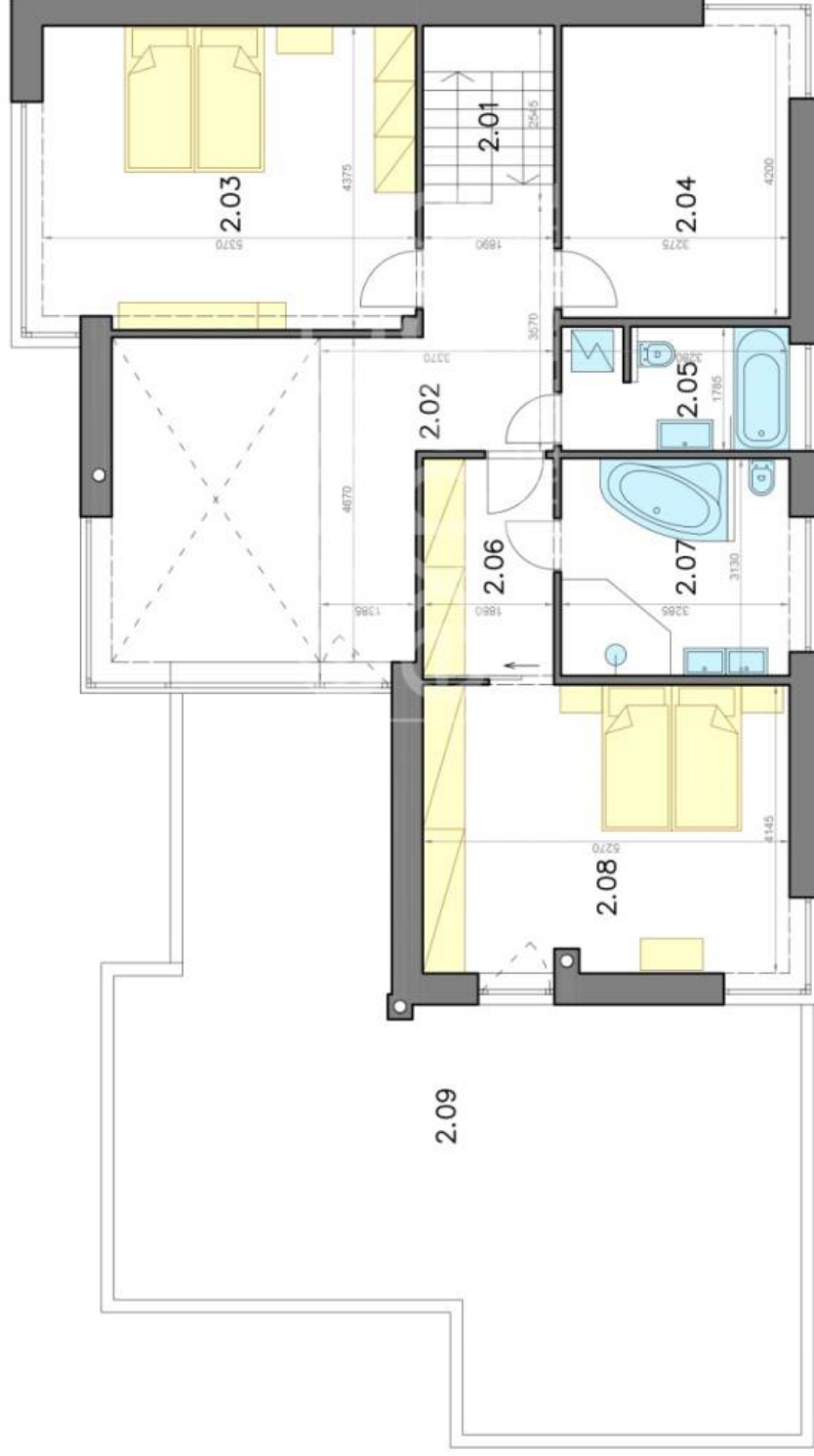


Výmery majú iba informatívny charakter.  
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**5-izbový mezonet - 3. N. P.**  
**4 bedroom mais - upper fl.**

**Kízavá ulica**  
**Bratislava III**



**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

2.01 SCHODIŠTE / STAIRCASE	5,20 m <sup>2</sup>
2.02 CHODBA / HALLWAY	6,00 m <sup>2</sup>
2.03 SPÁLŇA / BEDROOM	23,32 m <sup>2</sup>
2.04 IZBA / ROOM	13,90 m <sup>2</sup>
2.05 KÚPEĽŇA / BATHROOM	5,97 m <sup>2</sup>
2.06 ŠATNÍK / WARDROBE	6,00 m <sup>2</sup>
2.07 KÚPEĽŇA / BATHROOM	10,40 m <sup>2</sup>
2.08 SPÁLŇA / BEDROOM	21,20 m <sup>2</sup>

**PLOCHA CELKOM / TOTAL AREA 91,99 m<sup>2</sup>**

**2.09 TERASA / TERRACE 65,16 m<sup>2</sup>**



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