



Luxury 3bdr apt 149m², with terrace 66m² and 2x parking, ROLIČKY
Bratislava III - Nové Mesto - Na roličkách - ROLIČKY

FOR RENT

3 500 €/Month
+ utilities 300€

Property ID: 678007

Condition

New building: yes
Furnishing: furnished

Size

Number of rooms: 4
Usable area: 149 m²
Total area: 253 m²

Floor

3. of 4 floors
Elevator: yes

Parking

yes
Garage: 2 cars

Property equipment

Bathroom: 2x, bath and shower
Loggia: yes - 322.00 m²
Terrace: 66.00 m²
Air condition: yes

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Property description

Luxury 3bdr apt 149m², with terrace 66m² and 2x parking, ROLIČKY

Disposition:

Total area of the apartment 148,75m² + 3x loggia 22m² + floor terrace 66,24m², situated on the 3rd-4th floor (4) in newly built building with elevator.

Private elevator directly to the apartment, kitchen connected to living room and dining area, hallway, parents hallway with wardrobe heading to master bedroom with own bathroom (walk in shower, WC with bidet DURAVIT, double sink), 2x children room, bathroom with bath, separated WC, boiler room with washing machine, lockable working corner. Each room has entrance to balcony or loggia.

On the 4th floor is situated breathtaking summer terrace with amazing panoramic view with summer kitchen (with fridge and dishwasher), from spring till autumn great for grilling, outdoor shower, outdoor sitting with 6 chairs; brand TEAK IT.

Equipment:

Apartment is available fully furnished equipped electrical appliances.

Appliances SIEMENS – supreme range STUDIOLINE (all controlled via WI-FI), HANSGROHE, sinks DURAVIT, large format quality aluminium windows REYNAERS with insulating tripleglass, electric outdoor blinds, wooden floors, glued carpet in the bedrooms, wooden interior doors with magnetic locks, individually adjustable A/C in each room, electric steam fireplace, camera system and video doorman in the entrance hall, wooden made on measure furniture. Apartment have lot of storage spaces.

To the apartment belongs high standard, large cellar.

Location:

Situated in beautiful area of Bratislava – Koliba – Vtáčnik, in unique project Roličky – private area, children playground, beautiful, panoramic city views, good civic amenities in the neighborhood – grocery, fitness area of Koliba is great for walks, hiking in the nature, good access by car and public transport.

Price and additional info:

Price does not include utilities (300€).

+ real estate agent commission.

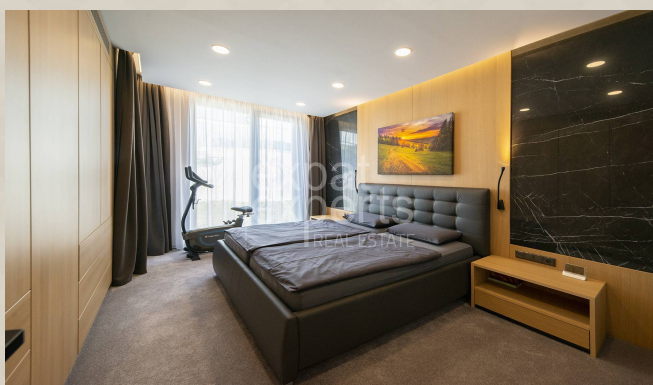
To the apartment belongs 2x parking space in the underground garage.

Available from 08.07.2024, viewings possible upon agreement.

We are looking forward to see you at the viewing!

@timeless design
@panoramic view

@2 ROLIČKY



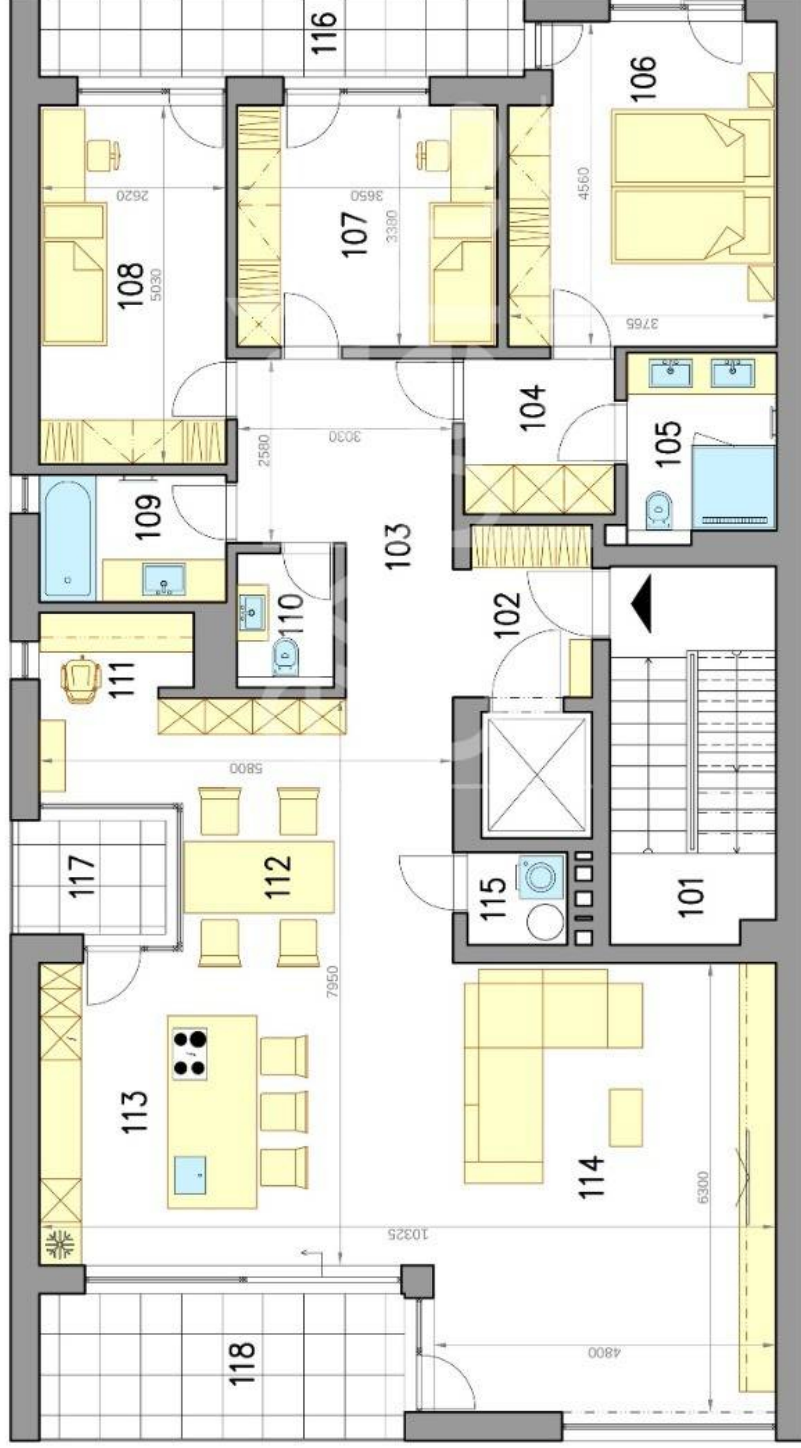
Link to property

4-izbový byt - prízemie
3 bedroom apartm. - ground floor

ulica Na roľkách
Bratislava III

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

101	SCHODISKO /STAIRWAY	12,3 m ²
102	VSTUPNÁ CHODBA/ENTRANCE HALL	4,8 m ²
103	CHODBA/HALL	18,3 m ²
104	CHODBA/HALL	4,6 m ²
105	KÚPEĽŇA/BATHROOM	5,2 m ²
106	IZBA/ROOM	21,3 m ²
107	IZBA/ROOM	12,3 m ²
108	IZBA/ROOM	13,1 m ²
109	KÚPEĽŇA/BATHROOM	4,7 m ²
110	TOAleta/TOILET	2,3 m ²
111	PRACOVŇA/WORKROOM	2,3 m ²
112	JEDÁLEŇ/DINING ROOM	5,6 m ²
113	KUCHYŇA/KITCHEN	23,4 m ²
114	OBÝVACIA IZBA/LIVING ROOM	28,9 m ²
115	TECH. MIESTNOSŤ/TECH. ROOM	1,9 m ²
PLOCHA CELKOM/TOTAL AREA		161,0 m²
116	LODŽIA/LOGGIA	7,8 m ²
117	LODŽIA/LOGGIA	3,9 m ²
118	LODŽIA/LOGGIA	10,4 m ²

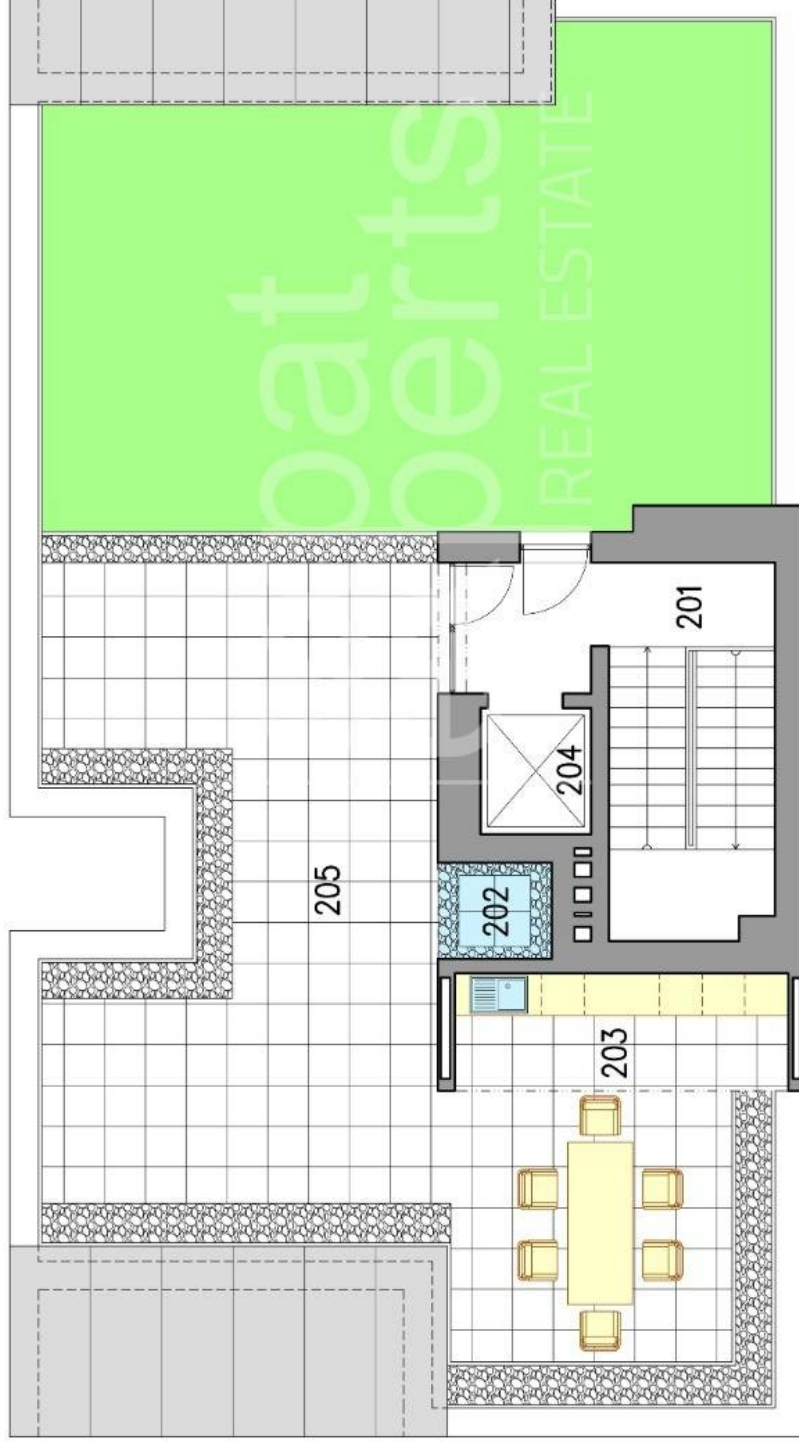


4-izbový byt - poschodie
3 bedroom apartment - floor

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LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

201	SCHODISKO /STAIRWAY	16,0 m ²
202	LETNÁ SPRCHA/SUMMER SHOWER	2,7 m ²
203	LETNÁ KUCHÝŇA/SUMMER KITCHEN	7,7 m ²
PLOCHA CELKOM/TOTAL AREA		26,4 m²
204	VÝŤAH/LIFT	2,7 m ²
205	TERASA/TERRACE	66,2 m ²



Výmery majú iba informatívny charakter
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