



RESERVED 3-bedroom apartment by the lake, Kittsee, balcony, parking  
Kittsee - Kittsee, Am Strandbad - KITTSEE SEEPARK

FOR RENT

1 300 €/Month  
+ utilities 450€

Property ID: 827855

Condition

**New building:** yes  
**Furnishing:** furnished  
**Orientation:** north west  
**Building material:** brick  
**Year of building approval:** 2022

Size

**Number of rooms:** 4  
**Usable area:** 94 m<sup>2</sup>  
**Total area:** 102 m<sup>2</sup>

Floor

1. of 2 floors  
**Elevator:** yes

Parking

outdoor

Property equipment

**Bathroom:** 1x, bath  
**Windows:** plastic  
**Balcony:** yes 8.00 m<sup>2</sup>  
**Air condition:** yes  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** central  
**Waste disposal:** separable  
**Gas:** no  
**Energy certificate:** B  
**Wheelchair access:** yes



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## Property description

Beautiful furnished 4-bedroom apartment by the lake, 94m<sup>2</sup> with a balcony of 8m<sup>2</sup>, reserved parking in front of the house, KITTSEE lake (Austria), 9km from Bratislava

### Disposition:

Total area 94m<sup>2</sup> + balcony 8m<sup>2</sup>; situated on the 1st floor in a 2-story building with an elevator; the apartment is at the entrance level to an apartment building, in which there are only 6 apartments. Barrier-free access to the house and apartment. The apartment building has a shared beach with direct access to the lake. From the balcony there is a view of the lake and Bratislava.

Entrance hall, living room with kitchen and dining room, with access to the balcony with a view of the lake, bedroom with double bed, guest room with single bed, children's room with single bed, bathroom with bathtub and toilet, separate toilet with washing machine.

### Equipment:

The apartment is rented fully furnished and equipped; has enough storage space; built-in wardrobes in the bedrooms and hallway; external electric blinds; fully equipped kitchen with built-in appliances - refrigerator with freezer, electric hob, electric oven, microwave oven, dishwasher. There is a washing machine in the separate toilet. There is a sofa, table and 2 chairs on the balcony.

The apartment has ceiling cooling and heating. Northwest orientation of the apartment.

The apartment includes a parking space in front of the house, on the same level as the apartment.

### Site description:

The apartment is located in a lucrative, beautiful location right on the shore of the lake in Kittsee, with a view of Bratislava, in a new building from 2022. The advantage is quick access to Bratislava - you are in the center of Bratislava in 15 minutes via the old road through Berg. The apartment building is directly with the beach by the lake. Cycling path to Kittsee or to Bratislava.

### Price and additional info:

The price does not include utilities €450 + agency commission in the amount of 1 month's rent without utilities plus VAT 20%

Energies are including optical internet.

2 monthly deposits are paid together with the first rent.

The apartment includes 1 parking space at a price of €100 per month.

Available immediately.

Pets are not allowed in the apartment.

The apartment is suitable for tenants who are citizens of the European Union and can get the apartment for permanent residence in Austria.

We look forward to seeing you!

**More information and arranging a visit:** Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

**If you are interested in buying an apartment by the lake,** we are selling the following apartments in a newly completed apartment building in Kittsee:

4-room apartments with garden or balcony,

<https://expat.sk/na-predaj-nove-4-izb-byty-pri-jazere-kittsee-seepark-so-zahradkou-balkonom-802367/>

Apartments can only be purchased by citizens of the European Union or citizens of third countries who have a permanent residence in the EU for at least 10 years.

@2 KITTSEE SEAPARK

@1 reserved



Link to property



Video



Link to property



Video

**4-izbový byt - TOP 4**  
**3 bedroom apartment - TOP 4**

**Seepark Aquarius 2**

**Kittsee (Rakúsko/AT)**

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	VSTUPNÁ CHODBA/ENTRANCE HALL	13,17 m <sup>2</sup>
02	ZÁCHOD/TOILET	1,95 m <sup>2</sup>
03	OBÝVAČIA IZBA, KUCHYŇA/LIVING ROOM, KITCHEN	32,40 m <sup>2</sup>
04	IZBA/ROOM	15,75 m <sup>2</sup>
05	IZBA/ROOM	11,85 m <sup>2</sup>
06	SPÁĽŇA/BEDROOM	13,98 m <sup>2</sup>
07	KÚPEĽŇA/BATHROOM	4,50 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>93,60 m<sup>2</sup></b>
08	BALKÓN/BALCONY	7,87 m <sup>2</sup>



Výmery majú iba informatívny charakter  
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**2. podlažie / 2. Ebene / 2nd floor**

