



Unique charismatic house 120m<sup>2</sup>, beautiful garden, parking, terrace  
Bratislava III - Nové Mesto - Guothova

**FOR RENT**

**1 500 €/Month**  
+ utilities 200€

**Property ID: 831926**

**Condition**

**Furnishing:** furnished

**Size**

**Number of rooms:** 2

**Usable area:** 120 m<sup>2</sup>

**Total area:** 120 m<sup>2</sup>

**Land area:** 460 m<sup>2</sup>

**Built up area:** 84 m<sup>2</sup>

**Floor**

**Number of floors:** 2

**Parking**

yes

**Property equipment**

**Bathroom:** 1x, shower

**Air condition:** yes

**Sewerage:** yes

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## Property description

**Unique charismatic house 120m<sup>2</sup>, beautiful garden, parking, terrace**

### Disposition:

Total area 120m<sup>2</sup>; built up area 84m<sup>2</sup>; land area 456m<sup>2</sup>; two storey house + cellar

Entrance floor: Entrance hall, bathroom with shower and WC, living room area with working space/gallery and comfortably separated sleeping corner with king size bed.

Bottom floor: Spacious equipped kitchen with dining area, separated pantry, laundry room.

On the ground floor is located basement/cellar and terrace.

### Equipment:

House is available for rent furnished and equipped; after agreement with owner some of the furniture can be changed/removed.

Outdoor sitting furniture included, floor heating on the entrance floor.

ENTRANCE FLOOR WILL BE AIR CONDITIONED.

### Location:

Situated in nice are on Kramáre – complete civic amenities – grocery store Terno and Delia, different services, school and kinder garden, pizza, Hospital Kramáre; good access by car and public transport; lot of greenery in the area.

### Price and additional info:

Price does not include utilities 200€ + **real estate agent commission**

Covered, private parking spot near the house entrance.

House is suitable for client who is looking for really unique rent with specific vibes of space and beautiful garden yet close to the city center.

After agreement rent with dog or cat is possible.

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

@unique property  
@charming garden





Link to property



Video



**2-izbový dom - vrchné p.**  
**1 bedroom house - upper fl.**

**NOVÉ MESTO**

**Guothova | BA III**

**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

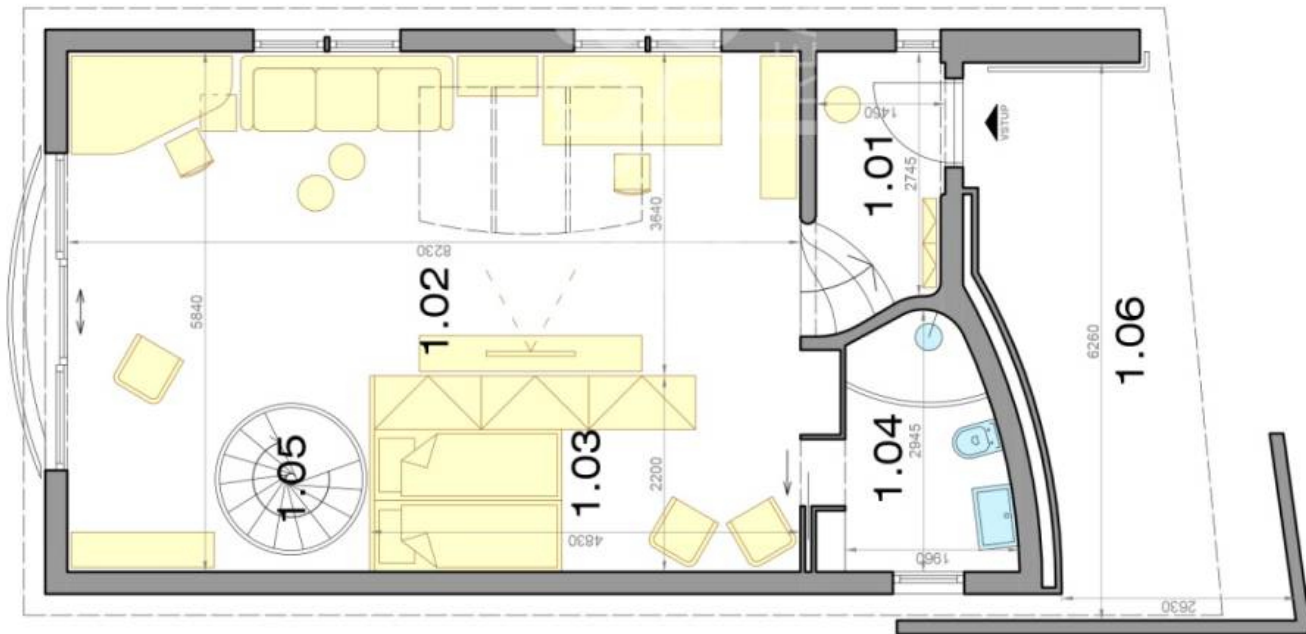
1.01 PREDSEŇ/HALL	4,00 m <sup>2</sup>
1.02 OBYVACIA IZBA/LIVING ROOM	36,73 m <sup>2</sup>
1.03 SPACÍ KÚT/SLEEPING AREA	9,00 m <sup>2</sup>
1.04 KÚPEĽŇA/BATHROOM	5,20 m <sup>2</sup>
1.05 SCHODIŠTE/STAIRCASE	2,27 m <sup>2</sup>
<b>ÚŽITKOVÁ PLOCHA / AREA</b>	<b>57,20 m<sup>2</sup></b>

1.07 PARKOVANIE/PARKING	18,00 m <sup>2</sup>
<b>PRÍSLUŠENSTVO / AMENITIES</b>	<b>18,00 m<sup>2</sup></b>



**CELKOVÁ PLOCHA / TOTAL** **75,20 m<sup>2</sup>**

Výmery majú iba informatívny charakter  
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**2-izbový dom - spodné p.**

**1 bedroom house - lower fl.**

**NOVÉ MESTO**

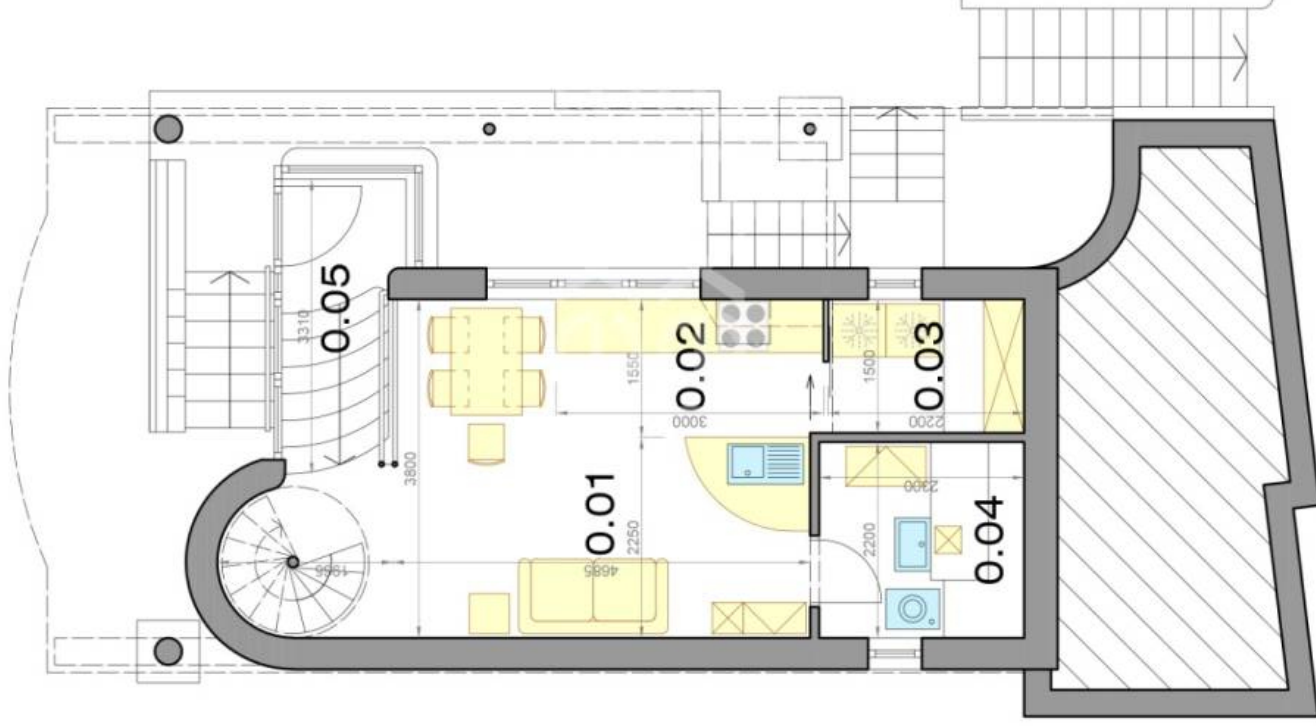
**Guothova | BA III**

LEGENDA MIESTNOSTÍ / ROOMS LEGEND	
0.01 IZBA/ROOM	12,59 m <sup>2</sup>
0.02 KUCHYŇA/KITCHEN	5,81 m <sup>2</sup>
0.03 KOMORA/PANTRY	4,00 m <sup>2</sup>
0.04 PRÁČOVŇA/LAUNDRY ROOM	2,60 m <sup>2</sup>
0.05 SCHODIŠTE/STAIRCASE	7,00 m <sup>2</sup>
<b>ÚŽITKOVÁ PLOCHA / AREA</b>	<b>32,00 m<sup>2</sup></b>

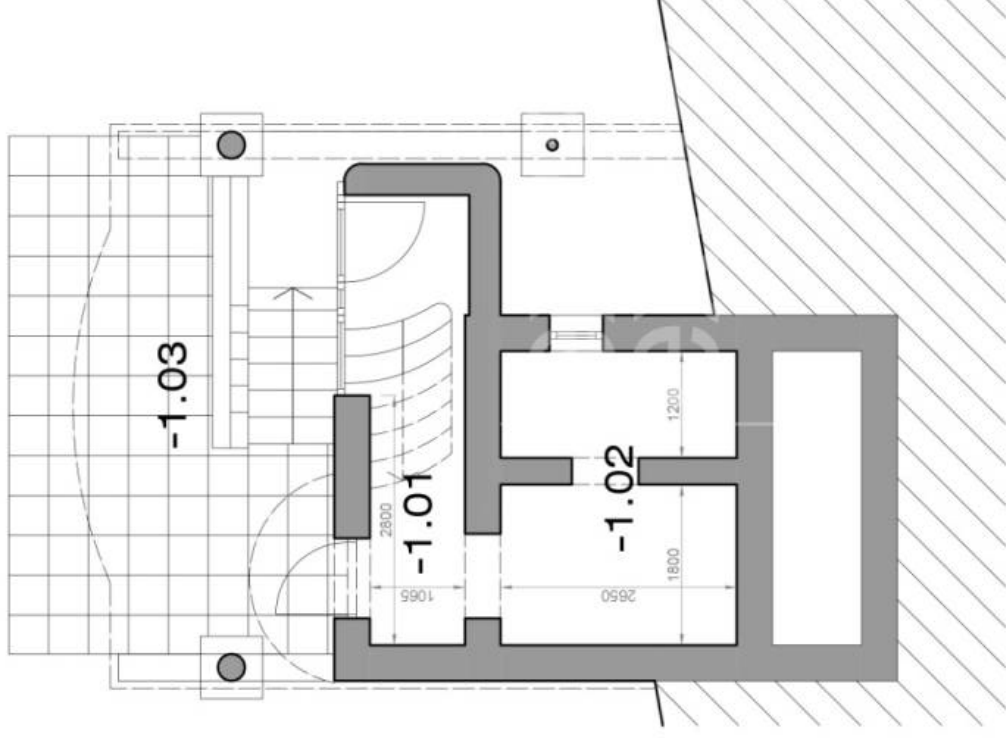


**CELKOVÁ PLOCHA / TOTAL** **0,0 m<sup>2</sup>**

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**2-izbový dom - suterén**  
**1 bedroom house - undergr.**  
**NOVÉ MESTO**  
**Guothova | BA III**



LEGENDA MIESTNOSTÍ / ROOMS LEGEND	
-1.01 PREDISIEŇ/HALL	3,10 m <sup>2</sup>
-1.02 PIVNICA/BASEMENT	8,50 m <sup>2</sup>
<b>ÚŽITKOVÁ PLOCHA / AREA</b>	<b>11,60 m<sup>2</sup></b>
-1.03 TERASA/TERRACE	16,42 m <sup>2</sup>
<b>PRÍSLUŠENSTVO / AMENITIES</b>	<b>16,42 m<sup>2</sup></b>



**CELKOVÁ PLOCHA / TOTAL**      **28,02 m<sup>2</sup>**

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