



Exclusive 1 bdr apt 60m<sup>2</sup> in nice location, A/C, parking  
Bratislava IV - Karlova Ves - Karloveské rameno - KARLOVESKÉ RAMENO

**FOR RENT**

**1 000 €/Month**  
+ utilities

**Property ID: 471427**

#### Condition

**Condition:** fully re-made  
**New building:** yes  
**Furnishing:** furnished  
**Building material:** brick

#### Size

**Number of rooms:** 2  
**Usable area:** 60 m<sup>2</sup>  
**Total area:** 65 m<sup>2</sup>

#### Floor

4. of 8 floors  
**Elevator:** yes

#### Parking

private

#### Property equipment

**Bathroom:** 1x, bath  
**Windows:** aluminium  
**Balcony:** yes 5.00 m<sup>2</sup>  
**Utility room:** 3.50 m<sup>2</sup>  
**Air condition:** yes  
**Internet connection:** TV cable distribution  
**Cable TV:** yes

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## Property description

**Exclusive 1 bdr apt 60m<sup>2</sup> in nice location, A/C, parking**

### Disposition:

total area 60,5m<sup>2</sup> + balcony 5m<sup>2</sup>; situated on the 4th floor (8) in a modern building with an elevator;

entrance hall, living room connected with kitchen, 1x bedroom, bathroom with a toilet, balcony.

### Equipment:

The apartment is air conditioned, situated in a newly built building and rented fully furnished and equipped with electrical appliances.

The apartment has a plenty of storade space, built-in wardrobes, video doorman, security door, adapter for KTV and internet, aluminium windows, exterior blinds on every window; floor heating in the kitchen and bathroom, security alarm. In the building there is a CCTV, gardener and cleaning service.

### Location:

The apartment is located in a quiet location near the bank of Karloveské rameno; view of the water and woods.

Advantage of the location is perfect accessibility - direct connection to the highway, 2 tram stops nearby, bikesharing and scootersharing terminal, many sport activities: running and cycling track along Danube river, sports club, tennis courts, fishing, Botanical garden etc.

### Price and additional info:

Price does not include utilities, will be paid according to real consumption.

+ real estate commission.

To the apartment belongs 1x parking space in the underground garage for 100€/month, possibility to charge electric car.

The apartment and viewings available from 01.02.2023

**We look forward to see you on the viewing!**

@2 KARLOVESKÉ RAMENO





Link to property