



High standard 3 bdr apt 147m², with 32m² terrace and parking, ROLIČKY
Bratislava III - Nové Mesto - Na Roličkách

FOR RENT

3 000 €/Month
+ utilities 300 €

Property ID: 492216

Condition

Condition: reconstructed
New building: yes
Furnishing: furnished
Orientation: south

Size

Number of rooms: 4
Usable area: 147 m²
Total area: 197 m²

Floor

1. of 3 floors
Elevator: yes

Parking

private
Garage: 2 cars

Property equipment

Bathroom: 2x, bath
Windows: aluminium
Loggia: yes - 218.00 m²
Terrace: 32.00 m²
Utility room: 9.00 m²
Air condition: yes
Wheelchair access: yes

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Property description

High standard 3 bdr apt 147m², with 32m² terrace, 2x loggia and parking, amazing panoramic view, ROLIČKY

Disposition:

total area 147 m², terrace 32 m², 2 balconies 9 m² and 7 m² + storage room 8,93 m², situated on the 1st floor in a newly built villa house with three residential units, which is located in an enclosed area of 9 villa houses and a playground. The house has a elevator leading directly to the apartment.

Entrance hall with storage space (built-in wardrobe and shoebox), living room with 65 "TV and leather sofa + custom-made furniture wall with plenty of storage space, living room connected to a fully equipped dining area with access to the loggia and spacious terrace, 3 x separate room with custom-made furniture + quality slats and mattresses (each room has access to the loggia), work area, separate utility room with washing machine, dryer and boiler, 2 x bathroom (parent bathroom with 2 sinks, bath and toilet, children's bathroom with walk in shower and sink), + another separate toilet, safe.

Equipment:

The apartment has high ceilings of 2.7 m, it is rented fully furnished and equipped. High-end SIEMENS appliances, HANSGRÖHE faucets and showers, DURAVIT sinks, large-format high-quality REYNAERS aluminum windows with insulating triple glazing, electric remote-controlled blinds, wooden floors, wooden interior doors with magnetic locks, individually adjustable air conditioning in each room, wide-angle camera and video doorman at the entrance, custom-made wooden furniture. The apartment has a lot of storage space.

Location:

The apartment is located in a beautiful location in Bratislava - Koliba - Vtáčnik, in the exceptional Roličky project - private closed area, children's playground, wonderful panoramic views of Bratislava, good civic amenities in the vicinity - food, fitness, the possibility of walks and sports activities in nature, good accessibility by car and public transport.

Price and additional info:

Price does not include utilities (300€).

+ real estate agent commission.

The apartment has a large cellar with a high ceiling as well as two parking spaces in the garage.

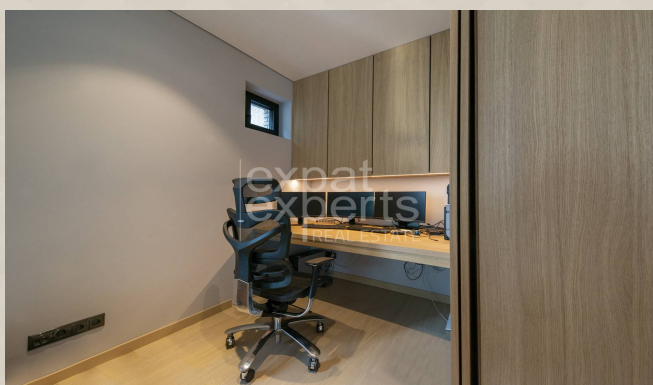
Available from 01.01.2024, viewings possible from 01.11.2024.

We are looking forward to see you at the viewing!

@timeless design

@panoramic view

@2 ROLIČKY



Link to property