

## 3-bedroom apartment Polianky, Bratislava-Dúbravka

**1 400 €/month**



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS - FOR RENT A NEWLY-BUILT 3 BEDROOMS APARTMENT, WITH 2 PARKING SPACES NEAR THE BRITISH SCHOOL

**HERRYS** the Real estate agency offers for rent a **brand new**, very nicely furnished **3 bedrooms apartment** in Dúbravka.

The apartment is located on the 6th floor of a modern apartment building, in a closed, private area in Dubravka. It consists of an entrance hall, living room with kitchenette, 3 separate bedrooms, two bathrooms and two toilets.

**The living room** is equipped with a new, comfortable sofa, coffee table, and a shelf with a widescreen TV. A large balcony oriented to the green courtyard is accessible from the living room. In the **dining area** of the living room there is a wooden dining table with 4 comfortable dining chairs.

**The kitchenette** is equipped with an electric hob, electric oven, microwave, dishwasher and fridge with freezer. The practical chamber is accessible from the kitchen and it is equipped with shelves with sufficient storage space.

**The main bedroom** is located in the quiet part of the apartment and is furnished with a large double bed, tailor-made wardrobe with a large storage space and comfortable armchair. There is also a **bathroom with a shower accessible from the bedroom**.

The **other two bedrooms** could be **furnished according to the tenant's needs**, upon the agreement with the owner. In the daily part of the apartment there is a second bathroom, equipped with a bath and toilet and the second, separate toilet, in which is a washing machine placed.

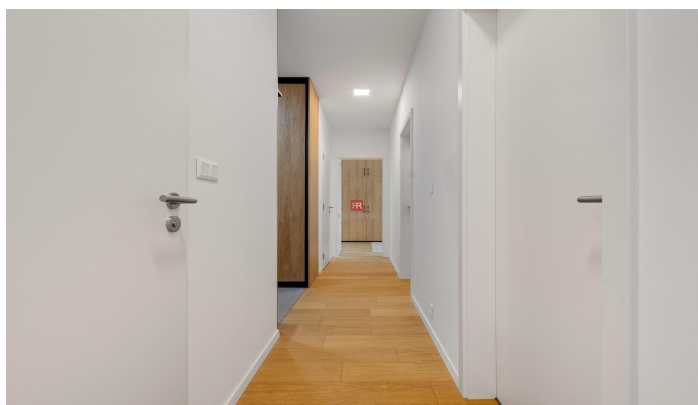
The apartment is **air-conditioned**. Outdoor electrical blinds are installed on all windows.

**A cellar** with sufficient storage space is also available. There are **two parking spaces**, one is in a garage, accessible



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by dry foot from the apartment and the other one is outdoor, situated in front of the building .

There are nice relaxation areas, places for joint meetings, playgrounds for children, workout zone and summer water lagoon available for residents.

size of the apartment: 96.58m<sup>2</sup>

the balcony: 6.32 m<sup>2</sup>

the cellar: 3.34m<sup>2</sup>

Rent: 1400,- Eur/month

2x Parking: 100,- Eur/month

Utilities: 300,- Eur/month

Deposit: 2800,- EUR

The apartment is suitable for **max. 4 people, non -smokers**, without pets. The conclusion of **liability insurance** is the basic condition of the lease.

## DISPOSITION

The apartment is located on the 6th floor of a modern apartment building, in a closed, private area in Dubravka. It consists of an entrance hall, living room with kitchenette, 3 separate bedrooms, two bathrooms and two toilets.

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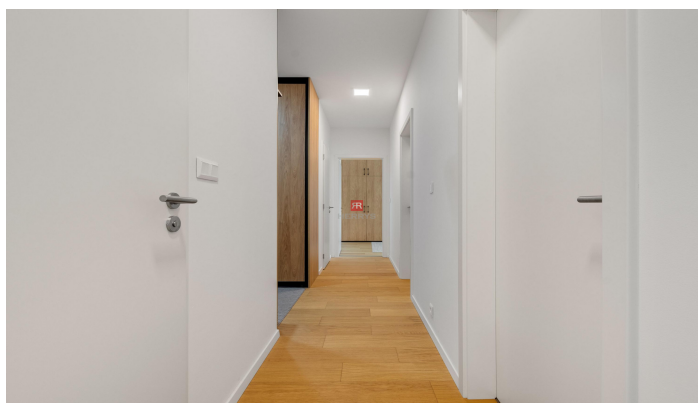
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## LOCALITY



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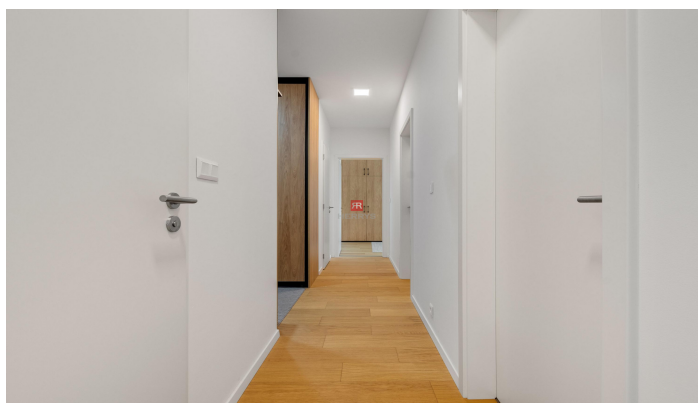
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Dúbravka is considered one of the most beautiful parts of Bratislava. It doesn't matter if you look west or east, you always see the forest. Its location outside the bustle of the city, as well as its surroundings, predestines her for family housing and active relaxation after all -day work. Of course there are excellent civic amenities and an excellent connection to the city center. Near the apartment building there is a supermarket Kaufland, with a pharmacy. There are also small sales centers Saratov and Dúbrava, close to the apartment house and a large Bory Mall shopping center with a new hospital within reach. The British International school is in the vicinity, a winter stadium, or popular Rosnička summer swimming pool, as well as the Volkswagen plant. You can spend your free time pleasantly in the Líščie údolie valley or also in the forests over Dúbravka, where you can find maintained hiking trails and cycling routes that will lead you to Devín or Devínska Nová Ves, or to the Schlosshof, beautiful castle in Austria. On the other hand the city centre is easily reached by car (10 min.) or by public transport (bus, tram - 15 min.)

## BENEFITS

- a brand new 3 bedrooms apartment
- 2 bathroom and 2 toilets
- air conditioning
- 2 parking spaces
- private area
- near-by the British International School (8 minutes drive) and the Volkswagen plant
- popular location, well connected to the city center

## PRICE

Rent: 1400,- Eur/month 2x Parking: 100,- Eur/month Utilities: 300,- Eur/month Deposit: 2800,- EUR



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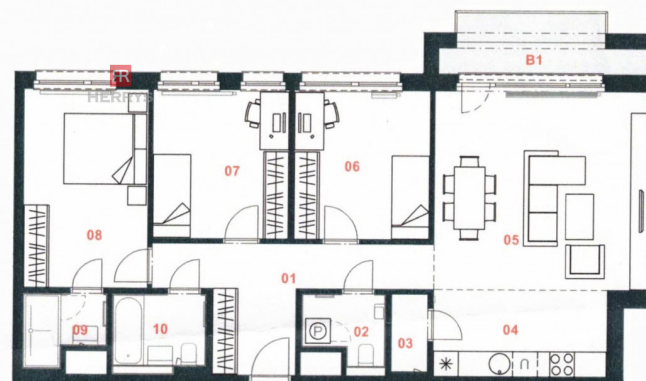
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## Pôdorys 4 izbový byt



01	Chodba	11,75 m <sup>2</sup>
02	WC	3,29 m <sup>2</sup>
03	Špajza	1,64 m <sup>2</sup>
04	Kuchyňa	8,80 m <sup>2</sup>
05	Obývacia izba	25,49 m <sup>2</sup>
06	Izba	11,86 m <sup>2</sup>
07	Izba	11,88 m <sup>2</sup>
08	Spáľňa	14,49 m <sup>2</sup>
09	Kúpeľňa	3,14 m <sup>2</sup>
10	Kúpeľňa	4,28 m <sup>2</sup>
B1	Balkón	6,32 m <sup>2</sup>
<b>Celková výmera</b>		<b>102,94 m<sup>2</sup></b>



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