

## Family house Štepná, Bratislava-Dúbravka

**1 800 €/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 TIMELESS 4 ROOM FAMILY HOUSE WITH GARDEN AND A GARAGE

Real estate agency HERRYS offers for rent a two-storey family house with minimalist design with a garden of 190m<sup>2</sup> and a garage for two cars. The house is located in a gated complex with plenty of privacy and greenery on Štepná street in Dúbravka.

The advantage of the house is the possibility of renting for the purpose of living and for the purpose of using the office / studio / studio.

Family house:

- 4 rooms with garage for 2 cars
- usable interior area of 123 m<sup>2</sup> including double garage
- land area 190 m<sup>2</sup>
- the house is available

The family house has the following standard and technologies:

- wooden oak parquet with underfloor heating
- large-format aluminium windows with 2-paned glass
- electric aluminium blinds with automatic control
- own Buderus gas boiler
- security entrance door
- double garage
- charging station for electric mobiles

## DISPOSITION

The family house has a minimalist design and a light-filled space thanks to the large-format aluminium windows. The layout consists of two floors.



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1. NP: entrance hall with storage space, bathroom with toilet, washing machine, shower and technical part for the boiler, entrance to the outdoor terrace
  2. NP: double bedroom with passage to the bathroom which consists of a bath and toilet, two children's bedrooms, living room with passage to the kitchen
- In case of interest, the possibility of layout modifications and "opening the space"

## LOCALITY

The house is located in a closed residential area on Štepná street in Dúbravka, which is very well accessible to the city center (public transport) and outside the city (motorway D2) and is represented by complete amenities - kindergartens, primary and secondary schools - the sought-after British International School (BIS), shopping opportunities, sports facilities, several smaller shops and shops, restaurants and cafes.

The new BORY hospital is in close proximity, also the shopping and entertainment centre BORY MALL, Hornbach, Metro, OBI, Cortelazzi, etc. Attractive are cycling routes and marked and unmarked hiking trails in the vicinity, especially on Devínská Kobyla and Dúbravská hlavici, which together form a popular recreational location for residents from the surrounding area.

## BENEFITS

- large-format aluminium windows with 2-paned glass
- electric blinds with automatic shading
- wooden parquet
- underfloor heating
- own gas boiler
- timeless and minimalist design



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- closed residential area
- plenty of greenery

## PRICE

1 800 EUR + costs

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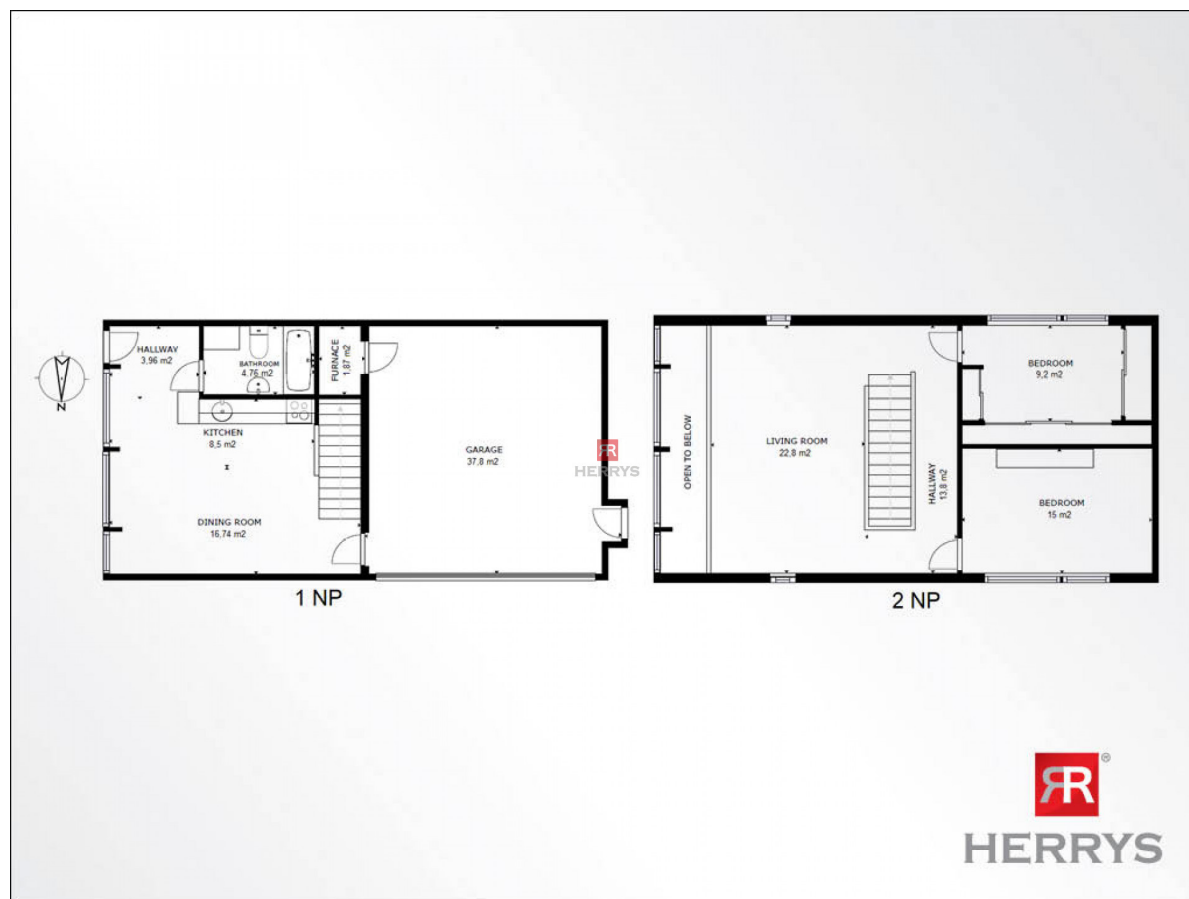
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