

## 1-bedroom apartment Jána Langoša, Bratislava-Lamač

**730 €/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 2-BEDROOM APARTMENT IN A NEW BUILDING BORY - PROMENADA WITH AIR CONDITIONING AND GARAGE PARKING.

Real estate agency HERRYS offers for rent a pleasant, air-conditioned and fully furnished 2-bedroom apartment in the project BORY - PROMENÁDA, completed in 2023. It has a large 10.5 m<sup>2</sup> loggia, a cellar. It is rented fully furnished and equipped with new furniture and appliances. It has an internal garage parking space. The apartment is suitable for a single person or a couple, no pets. Available from 15.12.2024 (after agreement from January 2025).

### APARTMENT

2-bedroom

usable area: 57,83 m<sup>2</sup> (apartment 45,25 m<sup>2</sup>, loggia 10,58 m<sup>2</sup>, cellar 2 m<sup>2</sup>)

Orientation: south

floor: 6. of 6 with elevator

### DISPOSITION

The layout of the apartment consists of an entrance hall with rolldoor, living room connected to the kitchen and dining area with exit to a large 10 m<sup>2</sup> loggia, separate bedroom with wardrobe, bathroom with shower and wc. There is a 2m<sup>2</sup> cellar.

### LOCALITY

The location Bory Promenade is located in the urban area of Lamač and is ideally situated for those who are looking for quiet and comfortable living with excellent access to the city center.



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In the immediate vicinity there is a large shopping center Bory Mall, which provides a wide range of shops, restaurants, cafes, as well as services such as banks, pharmacies and fitness centers. The surrounding area is rich in green spaces, parks and recreational opportunities such as bike paths and a forest park, which will be especially appreciated by families with children and people who love an active lifestyle.

Transport links are excellent, thanks to the proximity of the D2 motorway, which allows quick access to the city centre and long-distance routes. Public transport is also well catered for, with bus stops within walking distance.

The whole area has excellent amenities, making it an attractive choice for modern urban living.

## BENEFITS

- new building approved in 2023
- the apartment is fully furnished with new furniture and appliances (dishwasher, fridge with freezer, built-in electric oven, microwave, extractor hood with drainage to the staircase, induction hob, washing machine, TV)
- high quality standard of the apartment (flush interior doors as a superior standard, gres tiles, grohe taps)
- air conditioning in the living room and bedroom
- large 10 m2 covered loggia
- cellar
- 1x garage space
- well built area with playgrounds, greenery
- OC BORY MALL and new hospital few minutes walk



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## PRICE

730 EUR rent (parking included) + 120 EUR utilities

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