

## Family house Ľubovníková, Bratislava-Devínska Nová Ves 1 600 €/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 SUNNY 5 BEDROOM HOUSE WITH BEAUTIFUL GARDEN IN DEVINSKA NOVA VES

Real estate agency **HERRYS** offers exclusively **for rent** a sunny, spacious **5 room** two-storey family house **with a beautiful relaxing garden** with a lake and fountain **on Lubovnikova** street. In a quiet location in Devínská Nová Ves with excellent access to the city center, as well as Austria and the Czech Republic. It is offered unfurnished, however custom made wardrobes in each room, washing machine and fridge/freezer are provided. In the case of a long-term lease, **the possibility to partially furnish according to the needs of the tenant**. Parking is provided in front of the house for two cars. The house has an energy certificate B. Heating is provided by a gas condensing boiler Viessmann, it is a combination of underfloor heating on the ground floor and radiators upstairs. The house has Toshiba air conditioning installed to ensure thermal comfort in the summer months. The house is available **from 1.2.2025**, possible long term rental. The layout allows part of the house to be used for business purposes.

### FAMILY HOUSE

5 room

usable area 186 m2 (family house 164 m2, balcony 2 m2, terrace 20 m2)

Land 559 m2

EUR 1,600 rent + EUR 200 energy

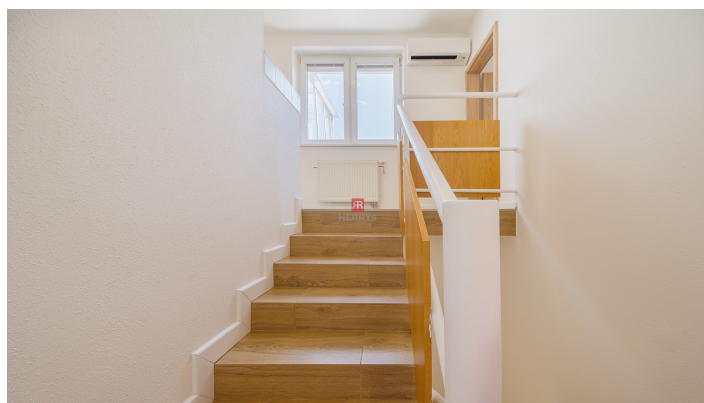
The rent includes professional garden maintenance

## DISPOSITION



**Mgr. Naďa Palenčárová**  
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Ad ID: MI76

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The family house consists of:

1. on the first floor from the entrance hall, spacious living room, kitchen with dining area, large room and toilet
2. on the second floor there are three rooms, one of which has a wardrobe, a bathroom with a bathtub and a toilet, a balcony. The house also has a large attic that provides plenty of storage space. See floor plan.

The house has a terrace and a spacious beautiful relaxing garden with automatic irrigation with a pond and a fountain

## LOCALITY

The family house is located on Ľubovníková Street in Devínská Nová Ves. It provides good transport accessibility by car, to the center 20 minutes by car, to the highway bypass 5 minutes by car, complete civic amenities - schools, kindergartens, health center, shops (Bory Mall shopping center, Metro food, Kaufland, Billa, Lidl 5 minutes by car). The public transport stop is 200 m from the house, the railway station Devínska Nová Ves is 1 km away. Recreation and sports are ensured by the availability of extensive forests and nearby sports grounds.

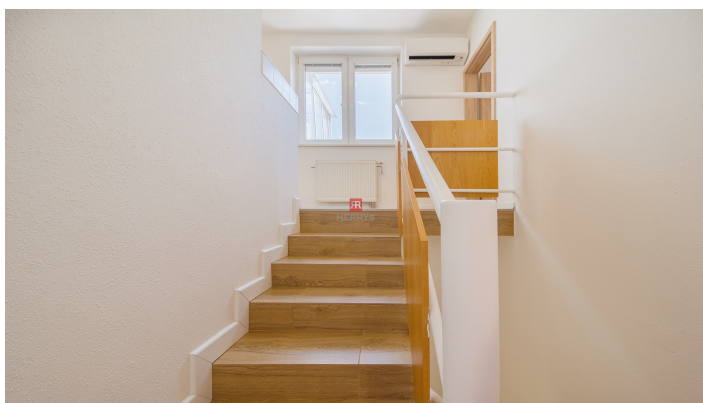
## BENEFITS

number of rooms  
complete reconstruction in 2020-2022  
underfloor heating  
Toshiba air conditioner  
kitchen unit with built-in appliances  
quiet and safe location



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garden with automatic irrigation, garden pond with fountain with evening lighting

parking for 2 cars

interior and exterior blinds

excellent access to the highway thanks to the option of choosing from 2 exits - the Devínska Nová Ves exit or the Volkswagen exit

civic amenities

## PRICE

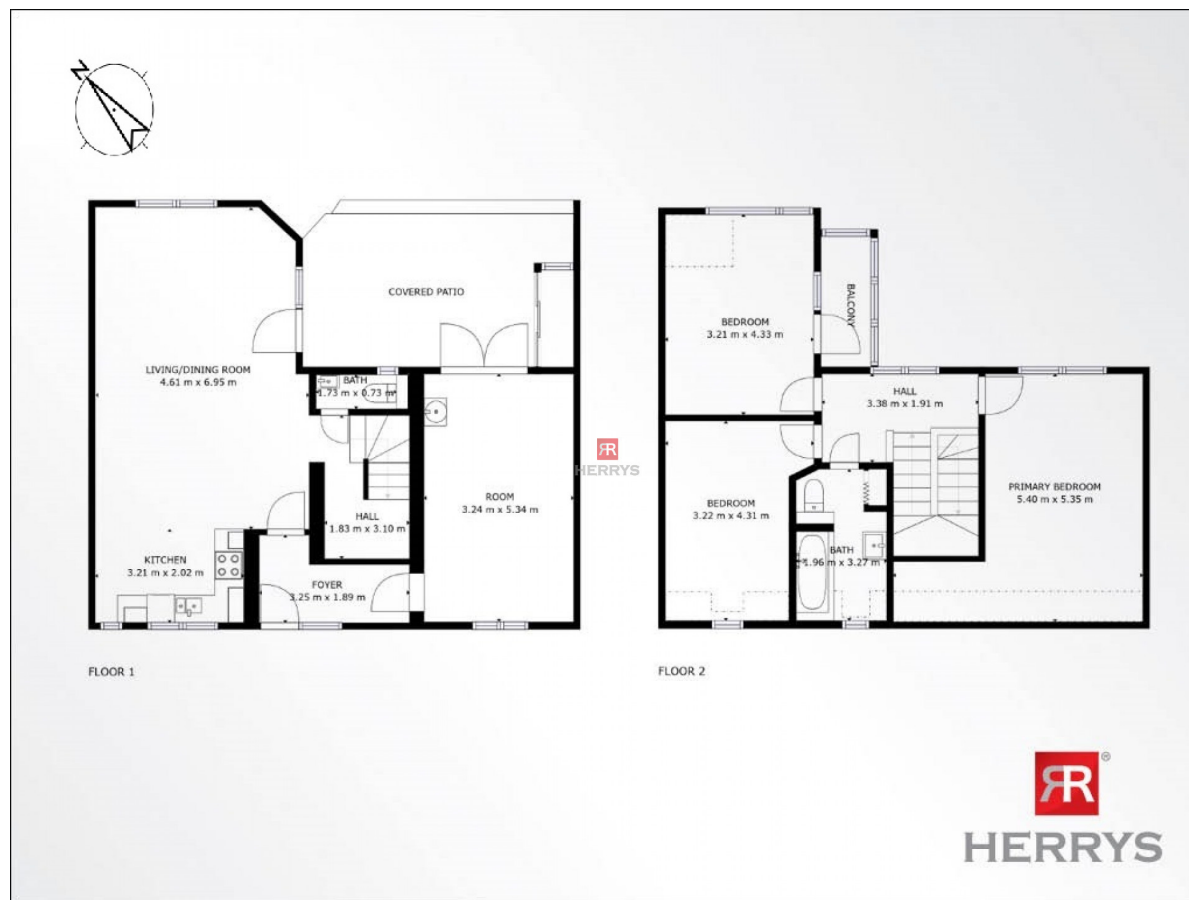
EUR 1,600 rent + EUR 200 energy deposit - deposit 2 x monthly rent with utilities  
The rent includes professional garden maintenance

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