

## 4-bedroom apartment Fraňa Kráľa, Bratislava-Staré Mesto

**5 250 €/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 - UNIQUE 6-ROOM APARTMENT FOR RENT AT A PRESTIGIOUS ADDRESS BELOW SLAVÍN

The real estate agency **HERRYS** offers for rent a unique 6-room apartment located in the prestigious **Dr. Mráz Villa**, part of the Residence FK project on **Fraňa Kráľa Street**. This exceptional property seamlessly blends the elegance of 1930s architecture with cutting-edge technology and the highest standards of modern living. The **meticulous renovation of the building preserves its historic character** while the apartment interior provides **timeless comfort, functionality, and premium materials**.

The spacious apartment, with a total area of over 251 square meters, is **fully furnished** and situated **on the 2nd floor** (out of 5). It also includes a cellar space of over 10 square meters. Combining historic charm with modern comfort, this exclusive apartment meets the expectations of even the most discerning clients.

Parking is provided with a designated parking space in the underground garage within the project, with the option to rent an unlimited number of additional parking spaces.

## DISPOSITION

The apartment offers a thoughtfully designed and generous layout with a focus on functional space solutions. The day zone features an open-plan living room seamlessly connected to the dining area and kitchen. The night zone includes a spacious master bedroom with ample storage space. The layout also includes four additional rooms that can serve as bedrooms, children's rooms, or home offices. Both bathrooms are fitted with large-format AVA MARMI Statuario Reale gres tiles and high-quality sanitary ware from Villeroy & Boch and Grohe.

## LOCALITY

Fraňa Kráľa Street is one of the most sought-after addresses in Bratislava's Old Town. The Dr. Mráz Villa is situated in



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a peaceful area below Slavín, offering an exceptional combination of tranquility, privacy, and immediate proximity to the city center, with full civic amenities naturally available. Within walking distance, you'll find popular restaurants, shops, cultural landmarks, and lush greenery, which is an inseparable part of this prestigious location.

## BENEFITS

- A Historic Villa with Modern Amenities and Timeless Standards
- Oak wood parquet flooring in the day zone, finished with hard wax oil for durability.
- NIKO HOME CONTROL intelligent system for lighting and appliance management.
- Underfloor heating and ceiling cooling with individual thermostat control.
- Large-format gres tiles in bathrooms with advanced waterproofing.
- Premium sanitary fittings from Villeroy & Boch and Grohe.
- Security and fire-resistant double-wing entrance doors with a panel design.
- Electrically controlled exterior wooden shutters for optimal shading.
- A quiet private park within the project exclusively for residents.
- Designated parking space in the underground garage within the project.

## PRICE

6 458,00 € per month (including VAT)



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**RESIDENCE FK**

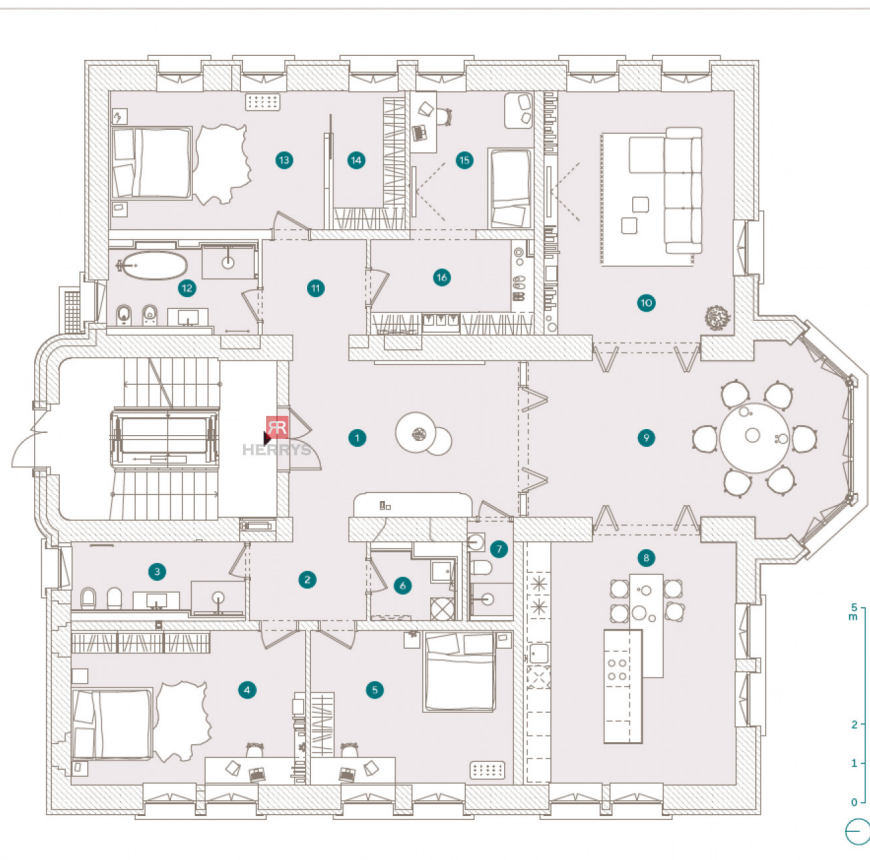
*Vila Dr. Mráza*  
Apartmán **B2**

1	Vstupná hala	24,29 m <sup>2</sup>
2	Predsieň	6,07 m <sup>2</sup>
3	Kúpeľňa	7,93 m <sup>2</sup>
4	Spáľňa	23,90 m <sup>2</sup>
5	Spáľňa	20,67 m <sup>2</sup>
6	Technická miestnosť	3,57 m <sup>2</sup>
7	Kúpeľňa	2,76 m <sup>2</sup>
8	Kuchyňa	34,06 m <sup>2</sup>
9	Jedáleň	33,95 m <sup>2</sup>
10	Obývací izba	30,72 m <sup>2</sup>
11	Predsieň	6,61 m <sup>2</sup>
12	Kúpeľňa	7,92 m <sup>2</sup>
13	Spáľňa	20,18 m <sup>2</sup>
14	Satník	7,02 m <sup>2</sup>
15	Spáľňa	11,45 m <sup>2</sup>
16	Satník	10,70 m <sup>2</sup>
Úžitková plocha apartmánu		251,79 m <sup>2</sup>

**B**  **2 NP** 

VYHRADNÝ PREDAJCA **HERRYS** DEVELOPER **RESIDENCE FK**

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