



## Apartment Three-bedroom (4+1)

141 m<sup>2</sup>, Žilina, Žilina

Rented





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Total area	258 m <sup>2</sup>
Floor area*	141 m <sup>2</sup>
Terrace	117 m <sup>2</sup>
Parking	outdoor parking space
Cellar	Yes
Reference number	101154
Available from	Immediately

\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

In a quiet location in Hliny in Žilina, this new, air-conditioned 3-bedroom penthouse for rent comes with a spacious terrace with panoramic views and a parking space. Grocery stores, the Aupark shopping center, and schools are nearby.

The layout of the duplex consists of an entrance hall on the ground floor, a living room with a dining area and kitchen, a pantry, a bathroom with a walk-in shower, and a toilet and bidet and storage under the stairs. The rooms have access to a long balcony. The mezzanine floor consists of **three bedrooms**, a bathroom with a walk-in shower, a separate toilet, and a communal transition room. The master bedroom and lounge have access to the terrace. The apartment comes with a **covered parking space** directly by the entrance to the building and a **cellar storage unit**.

The standard of the apartment consists of triple-glazed aluminium windows, laminate floors, **underfloor convectors**, zonal suspended ceiling **air-conditioning in each room**, ceramic tiles in the bathrooms, a **security system** throughout the building, a **fully equipped kitchen** including a dishwasher and Nespresso coffee machine, an 80" **Smart TV** with Netflix in the living room, and broadband Internet included in the price.

Interior 141 m<sup>2</sup>, terrace and balconies 117 m<sup>2</sup>, cellar 4 m<sup>2</sup>

Rental price EUR 1,100 + EUR 300 deposit. A parking space and high-speed Internet is included in the price.