



House Three-bedroom (4+1)

€ 3 500 | CZK 86 205

236 m², Bratislava III, Nové Mesto





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Total area	236 m²
Floor area	196 m²
Terrace	40 m²
Parking	Yes
Garage	Yes
Cellar	-
Service price	350 euro deposit for utilities and garden maintenance
PENB	G
Reference number	103842
Available from	Immediately

This new three-bedroom family home for rent is furnished to a high standard with a Loxone smart home, terrace, and parking for up to 4 cars. The house itself is situated in an excellent location offering all of the services available in the Vivo shopping mall. Leisure activities are provided by the nearby swimming pool, the Pasienky wellness center, or Lake Kuchajda. Another advantage is the proximity of public transport stops, including a tram line directly to the historic city center.

The layout of the ground floor consists of a living room with a **glass wall** and views of the **adjacent greenery and surrounding woods**, a kitchen with a pantry, a dining area, and a guest toilet. The living room and kitchen have access to the **terrace**. The upstairs consists of a night section—a master bedroom with an **en-suite bathroom** with a walk-in shower and toilet, two additional bedrooms, and a second bathroom accessible from the hallway with a bathtub and toilet. Each bedroom has a **French balcony**. The sunken floor of the house consists of a **garage for two cars** with a passage to the entrance hall with a **built-in wardrobe**, and a utility room with a laundry area.

The equipment of the new-build consists of aluminum triple-glazed windows, **exterior electric aluminum blinds**, **wooden floors**, underfloor heating, **cooled ceilings** connected to a heat pump, a **Loxone** intelligent home system, a heat pump, a camera system, an alarm system, a fireplace in the living room, **HansGrohe** faucets, **Duravit** sanitary ware, and a kitchen with built-in appliances by **Bosch**.

Floor area 196 m², terrace 40 m²

EUR 3,500/rent per month + EUR 350/deposit for utilities per month