



## Apartment Three-bedroom (4+kk)

€ 3 900 | CZK 95 979

200 m², Bratislava I, Staré Mesto, Broskyňová





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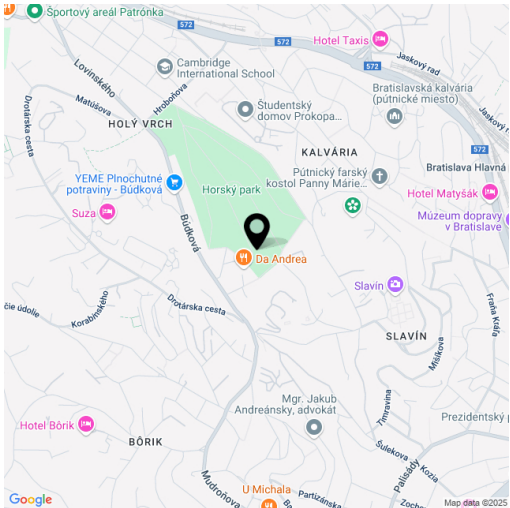
Total area	224 m²
Floor area*	200 m²
Terrace	24 m²
Parking	2 parking spaces in a covered garage.
Cellar	-
Service price	€300
PENB	B
Reference number	109246
Available from	Immediately

This spacious 3-bedroom apartment for rent is part of a boutique four-story villa in Bratislava’s Old Town. The urban villa was completely renovated in 2024–2025 and offers only four separate units, ensuring maximum privacy. Thanks to its location on a sloped plot, each apartment enjoys unique panoramic views of the city, including its iconic landmarks. Broskyňová Street offers a peaceful residential setting surrounded by greenery, while still providing quick access to the city center.

The apartment is located on the 1st basement level with direct access to a terrace and has a total area of 136 m². At the heart of the space is an open plan 62 m² living area, combining a living room with a fireplace, a designer kitchen equipped with Miele and Siemens appliances, and a dining area with access to a partially covered terrace surrounded by greenery. The private zone includes three bedrooms, all with custom-built wardrobes. The master bedroom features an en-suite bathroom, ample storage space, and access to the terrace with city views. The minimalist interior combines light tones, high-quality tiles, and wooden accents, creating a timeless esthetic.

The apartment offers premium amenities, including air-conditioning in the living area, underfloor heating with a private gas boiler, an alarm system, electric blinds, a fireplace, and generous storage space including a cellar unit. The kitchen equipment reflects the high standard of the villa, ensuring a comfortable living experience. There are two designer bathrooms in a travertine décor and a work nook ideal for a home office.

The apartment comes with two parking spaces in the garage, included in the rental price. Monthly utility costs are €300. The apartment is move-in ready.



\* 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.

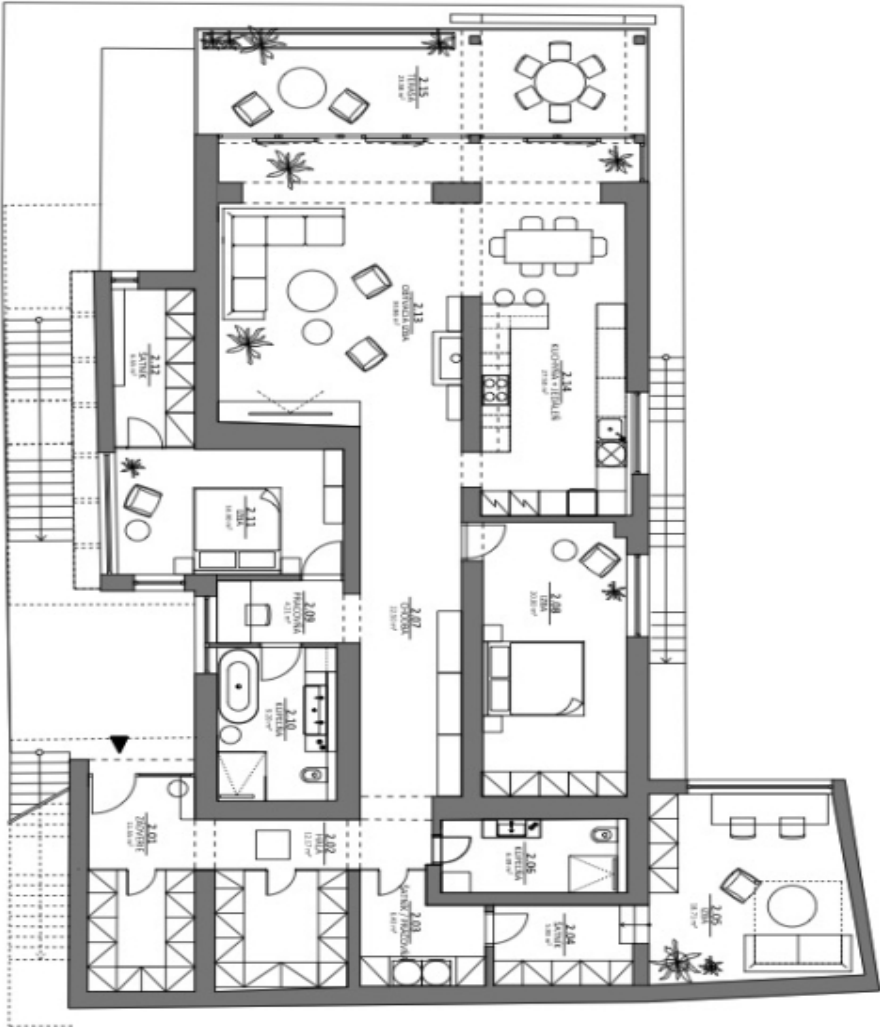




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BYT 1.PP

č.m.	názov miestnosti	plachta (m²)
2.01	zabavenie	11.55
2.02	hala	12.17
2.03	šatník / prievozňa	6.40
2.04	šatník	5.93
2.05	idna	18.71
2.06	kuchynka	6.49
2.07	otvorená	22.50
2.08	idna	20.00
2.09	práčovňa	4.21
2.10	kúpeľňa	9.20
2.11	idna	14.30
2.12	šatník	6.55
2.13	obývačka idna	34.86
2.14	kuchynka + jedálna	27.50
2.15	terasa	23.59
PLOCHA BYTU		200.37
PLOCHA TERASY		23.59