

## 1-bedroom apartment Zadunajská cesta, Bratislava-Petržalka 650 €/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 1 BEDROOM APARTMENT WITH A GARAGE PARKING IN THE NEW BUILDING EINPARK

Real estate agency HERRYS offers for rent a brand new 2 bedroom apartment with a balcony in the new building EINPARK in Petržalka. The apartment with a total area of 51.32 m<sup>2</sup> (of which 10.42 m<sup>2</sup> balcony) is located on the 12th floor of an apartment building (18 in total) and is situated in a pleasant environment with excellent accessibility and complete civic amenities within walking distance. The apartment is furnished and available immediately. There is a garage directly in the apartment building.

### A FLAT

2 bedroom apartment

total area: 51.32 m<sup>2</sup> (apartment 40.93 m<sup>2</sup> + balcony 10.42 m<sup>2</sup>)

orientation: S

## DISPOSITION

The apartment consists of an entrance hall, kitchen connected to the living room, bedroom with wardrobe, bathroom with toilet, loggia.

## LOCALITY

The EINPARK project is located in a popular part of the city and provides the necessary comfort and equipment for modern living, as well as excellent access to the center with a connection to the highway bypass.



**Ľuboš Štubňa**

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## BENEFITS

- new building
- beautifully furnished apartment
- excellent layout solution with great loggia
- bedroom with wardrobe
- great access to the city center (10min) as well as to the highway
- rich civic amenities (BILLA, cafes, bank, pharmacy, restaurants ...)
- Aupark Shopping Center is nearby
- garage parking
- connection to the cycle route
- public transport stop nearby (connections 80, 88, 92, 192)

## PRICE

650 EUR + 200 EUR energy (without internet)+ 50 EUR garage parking

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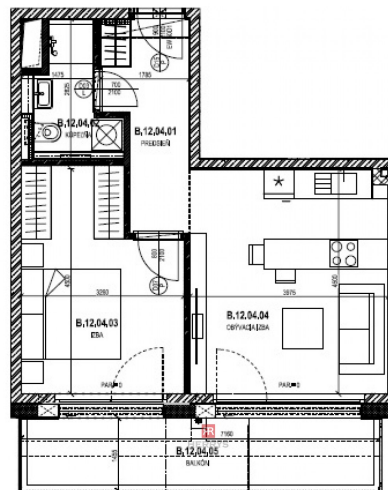


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### Legenda:

| Č.M.       | Názov miestnosti | Plocha m2 |
|------------|------------------|-----------|
| B.12.04.01 | PREDSEIŇ         | 6.16      |
| B.12.04.02 | KÚPEĽŇA          | 3.85      |
| B.12.04.03 | IZBA             | 13.11     |
| B.12.04.04 | OBYVACIA IZBA    | 17.78     |
| B.12.04.05 | BALKÓN           | 10.42     |
|            |                  | 51.32     |



### POZNÁMKA

- plochy jednotlivých miestností sú určené v zmysle STN 734301 (Budovy na bývanie odsek 10 (10.1))
- do plochy sa zaračítava plocha zabíjaná vstavaným inštalatérnym systémom (miestnosti kúpeľňa a WC)
- výmery sú určené zo skladových rozmerov vo výkresovej dokumentácii
- kuchynská linka, obklad za ňou, nábytok a vstavané skrine nie sú dodávkou stavby
- konštrukcie sú vykreslené bez omlietok, kôty a plochy miestností sú bez omlietok a obkladov
- technické špecifikácie týkajúce sa parapetov majú len informatívny charakter a môžu byť upravené, najmä v závislosti od požiadaviek technických noriem alebo iných predpisov aplikovaných na dané technické riešenie
- výška a plocha podhládov v byte nie sú konečné, môžu sa líšiť najmä v dôsledku úpravy rozvodov

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