

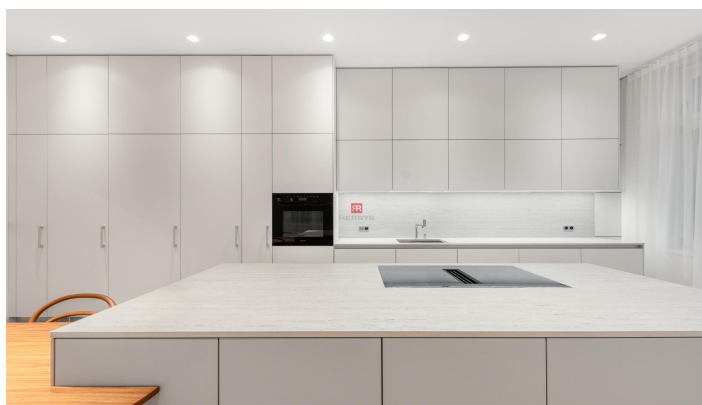
## 4-bedroom apartment Fraňa Kráľa, Bratislava-Staré Mesto

**5 350 €/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 6-ROOM APARTMENT IN THE MOST SOUGHT-AFTER LOCATION OF BRATISLAVA'S OLD TOWN

The real estate agency **HERRYS** offers for rent a **unique 6-room apartment**, situated in the prestigious Dr. Mráz Villa, part of the **Residence FK** project on **Fraňa Kráľa Street**. This project stands out for its masterful blend of 1930s architectural elegance with **the latest technologies and top-tier amenities**. **The villa's sensitive renovation has preserved its historic character** while delivering **superior comfort and a modern lifestyle**.

The spacious apartment, spanning over 256 square meters and featuring two balconies, **is rented fully furnished**. Located **on the 3rd floor** (out of 5), it also comes with a cellar space of over 9 square meters. This exclusive apartment combines historic charm with modern comforts, meeting 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 features a carefully designed layout that meets the demands for functional and harmonious living. The spacious day zone, consisting of a living room, dining area, and kitchen, seamlessly connects to the private night zone, which includes multiple rooms that can be used as bedrooms, offices, or children's rooms. The bathrooms are equipped with AVA MARMI Statuario Reale gres tiles, premium sanitary ware by Villeroy & Boch and Grohe, and Unidrain shower drains, ensuring top quality and modern design.



**HERRYS s.r.o.**  
info@herrys.sk  
+421220868866  
Ad ID: FK\_B3

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## LOCALITY

The residence is located on the prestigious Fraňa Kráľa Street in Bratislava's Old Town, just steps away from the iconic Slavín Memorial. This exclusive location offers a unique blend of tranquil privacy and the vibrant energy of city-center living. With quick access to Bratislava's historic core, you are within reach of cultural landmarks, galleries, theaters, and popular gourmet restaurants and cafés, which enhance the charm of this coveted neighborhood. The surrounding greenery, city park, and quiet streets provide an ideal setting for relaxation after a demanding day, while the proximity of essential services and excellent transport connections ensures maximum convenience for everyday life.

## BENEFITS

- A Historic Villa with Modern Design and Timeless Architecture
- Oak wood parquet flooring in the day zone, treated with hard wax oil in Vanilla finish.
- Large-format gres tiles in bathrooms with advanced waterproofing.
- NIKO HOME CONTROL intelligent system for lighting and appliance management.
- Underfloor heating and ceiling cooling with individual control.
- Security double-wing entrance doors with a panel design and fire protection.
- Electrically operated wooden shutters for optimal shading.
- Modern sanitary fittings and faucets by Villeroy & Boch and Grohe.
- Balcony with anti-slip exterior tiling and elegant railing.
- Technical room with outlets for a washer and dryer.
- Access to a private park, part of the project, ensuring tranquility and comfort.
- Designated parking space in the underground garage within the project.



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## PRICE

6 581,00 € per month (including VAT)

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**RESIDENCE FK**

*Vila Dr. Mráza*  
**Apartmán 63**

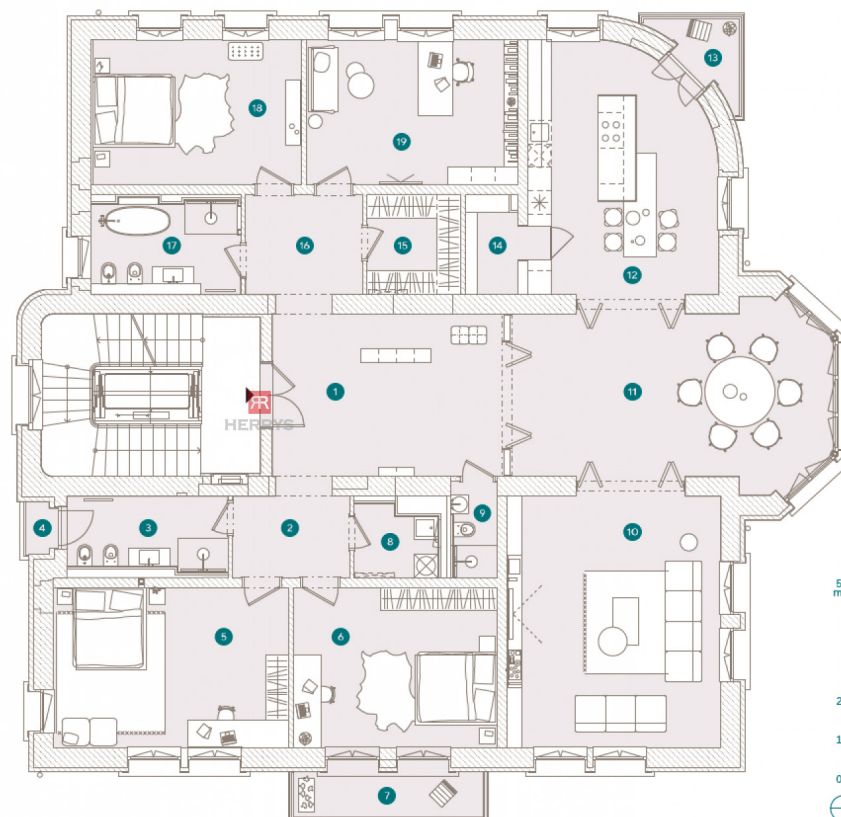
1	Vstupná hala	25,18 m <sup>2</sup>
2	Predsieň	6,28 m <sup>2</sup>
3	Kúpeľňa	7,62 m <sup>2</sup>
4	Balkón	1,24 m <sup>2</sup>
5	Spálňa	24,80 m <sup>2</sup>
6	Spálňa	21,45 m <sup>2</sup>
7	Balkón	4,60 m <sup>2</sup>
8	Technická miestnosť	3,55 m <sup>2</sup>
9	Kúpeľňa	2,84 m <sup>2</sup>
10	Obývací izba	35,25 m <sup>2</sup>
11	Jedáleň	34,84 m <sup>2</sup>
12	Kuchyňa	29,48 m <sup>2</sup>
13	Balkón	3,62 m <sup>2</sup>
14	Komora	3,37 m <sup>2</sup>
15	Satník	6,15 m <sup>2</sup>
16	Predsieň	7,67 m <sup>2</sup>
17	Kúpeľňa	8,15 m <sup>2</sup>
18	Spálňa	20,06 m <sup>2</sup>
19	Pracovňa	20,20 m <sup>2</sup>
Úžitková plocha apartmánu		256,89 m <sup>2</sup>
+ balkóny		9,46 m <sup>2</sup>

**B** **3 NP**

**VÝHRADNÝ PREDAJCA**  
**HERRYS**

**DEVELOPER**  
**RESIDENCE FK**

+421 948 217 888  
info@herrys.sk • www.residencefk.com



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