

## Family house , Chorvátsky Grob

**1 265 €/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 A NEW 4I HOUSE IN CHORVÁTSKOM GROBE- LIPOVÁ STREET

Real estate agency HERRYS offers **for rent a new SMART 4i house in Chorvátsky Grob** (part Čierna Voda)- Lipová street

This pleasant and quiet street provides excellent family facilities.

**The house is SMART with smart control of lights, blinds and heating, it is brand new and can be fully furnished or unfurnished.**

The heating is underfloor, the house has exterior aluminium blinds with electric control

**Included in the price is regular weekly lawn mowing, automatic lawn irrigation and its care by a professional gardener.**

From the house there is a cycling route ( Bratislava Rača, Nové Mesto, Austria ) and 100 meters from the house there is a LESOPARK ŠŮR- Protected Landscape Area

**Internet is included in the rent.**

### HOUSE

4 room two-storey

floor area: 107,67 m<sup>2</sup>

plot: 250 m<sup>2</sup>

2x parking + 1 parking in front of the house

### PRICE



**Ing. Emil Matuška**

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Ad ID: EM96

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rent 1265,- EUR / month

energy 250,- EUR / month

gardener 100,- EUR / month

house insurance 10 EUR / month

internet 25,- EUR / month

**The house is available NOW**

## DISPOSITION

Ground floor - entrance hall with built-in wardrobes, storage / pantry, bathroom with toilet, fully equipped kitchen with electrical appliances and connected to the living area, passage to the garden and terrace

1st floor - 3 separate bedrooms, bathroom with bathtub and toilet

## LOCALITY

Chorvátsky Grob (part Čierna Voda) has excellent access to Bratislava and connection to the D1, D4 and R7 motorways.

From the house there is a cycling route ( Bratislava Rača, Nové Mesto, Austria ) and 100 meters from the house there is a LESOPARK ŠÚR- Protected Landscape Area



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## BENEFITS

- **fully furnished or unfurnished**
- SMART DOM - smart control of lights, temperature and blinds
- **new building from 2025**
- underfloor heating
- exterior aluminium blinds with electric control
- **price includes regular weekly lawn mowing, automatic lawn irrigation and lawn care by a professional gardener**
- from the house there is a cycle path ( Bratislava Rača, Nové Mesto, Austria )
- 100 meters from the house is the LESOPARK ŠÚR - Protected Landscape Area
- **Internet is included in the rent.**

## PRICE

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