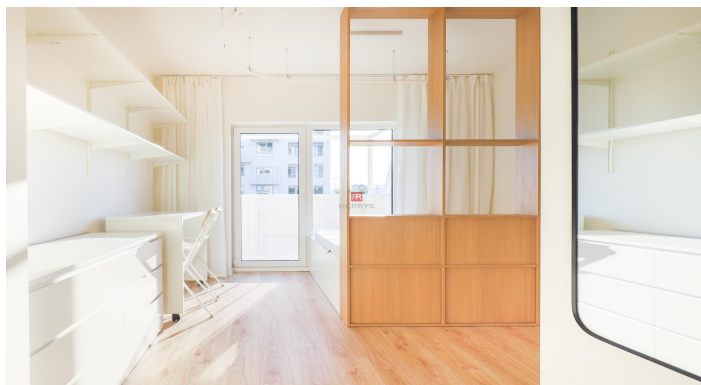
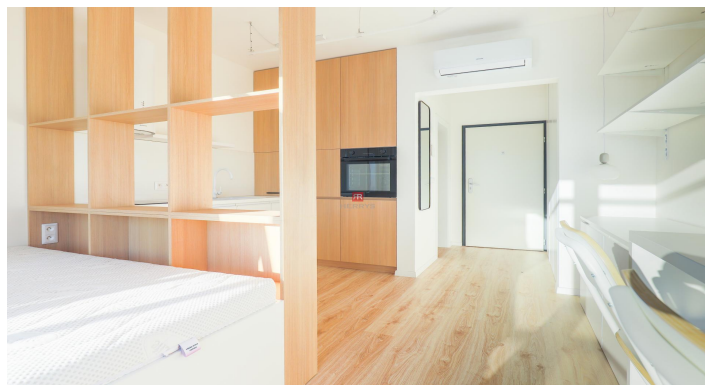


# Studio

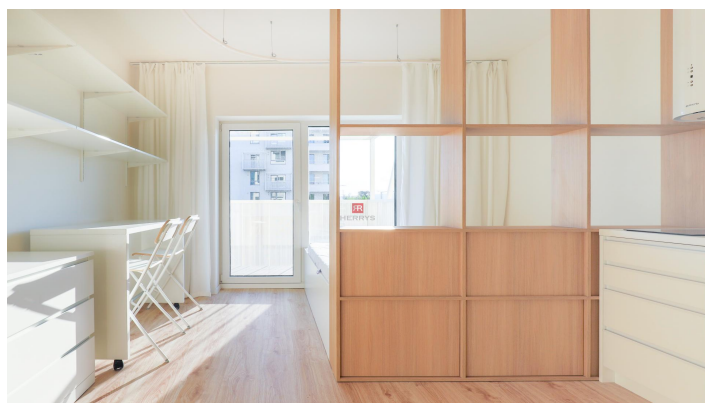
## Labutia, Bratislava-Petržalka

### 600 €/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 DESIGNER 1-BEDROOM APARTMENT WITH PARKING SPACE, IDEAL FOR A DEMANDING CLIENT

Real estate agency **HERRYS** offers for rent a **designer fully furnished - yet uninhabited - 1-bedroom apartment on Labutia street in Slnečnice POP in Petržalka**. It is located **on the 1st floor** out of 8 in an apartment building built in 2024. The apartment has been **custom designed by an architect using high quality materials and offers superior equipment - air conditioning, dishwasher, washing machine with dryer**. Parking is provided in **a reserved parking space under the roof, the apartment has a cellar**. A great advantage is the close proximity to the tram line, which will be put into operation in the summer of 2025. **High-speed internet is available**.

**The apartment is designed for a DEMANDING CLIENT who will appreciate the design of the apartment and its extra quality equipment and accessories.**

The apartment is for rent **NOW**.

**Usable area 30,60 sqm:** apartment 23 sqm + balcony 4,80 sqm + cellar 2,80 sqm

**Orientation: W**

Monthly running costs: **150 EUR (including internet)**

## DISPOSITION

**The apartment consists of:** entrance hallway with built-in wardrobes, room purposefully divided into functional units - sleeping and kitchen / working area, bathroom with shower and toilet, balcony and accessories - cellar and parking space under the roof.



**Ing. Andrea Kaňuščáková**

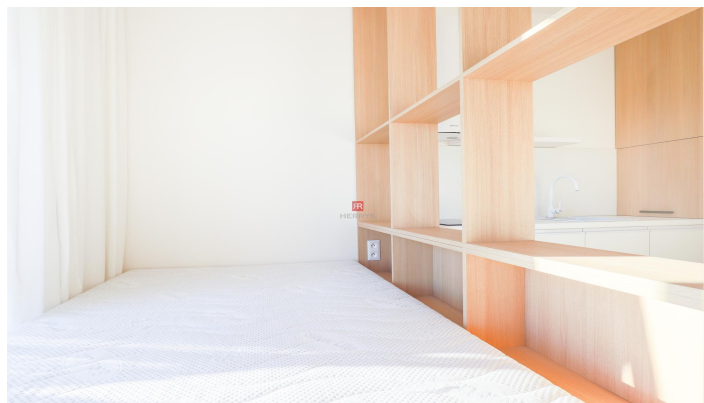
andrea.kanuscakova@herrys.sk

+421 948 445 111

Ad ID: AK262

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



## LOCALITY

The apartment is located on Labutia Street in the newly built and dynamically developing Slnčnice POP district. It is a quiet and pleasant location with excellent access to the city center and motorway connections (D1, D2, D4/R7). In the immediate vicinity there is a new tram line, which will be put into operation in the summer of 2025.

Complete civic amenities are offered by the nearby Slnčnic - Mesto, where you will find a BILLA supermarket, pharmacy, drugstore, electrical shop, JYSK, children's center, food court, cafes and several smaller establishments. The location also provides great opportunities for relaxation and sports - whether on the Danube embankment, in the nearby floodplain forests or by the lake Veľký Draždiak.

## BENEFITS

- brand new yet uninhabited apartment in a new building from r. 2024 - Slnčnice POP
- pleasant developing location with immediate proximity to the new tram line with planned launch in summer 2025
- efficient division of the apartment into functional units - sleeping and kitchen/working area
- furnishing of the apartment designed by an architectural office
- quality materials used and quality electrical appliances
- extra standard in the form of air conditioning, dishwasher and washing machine with dryer
- plenty of storage space thanks to built-in wardrobes and cellar
- hassle-free parking in a reserved parking space under the roof
- high-speed internet available

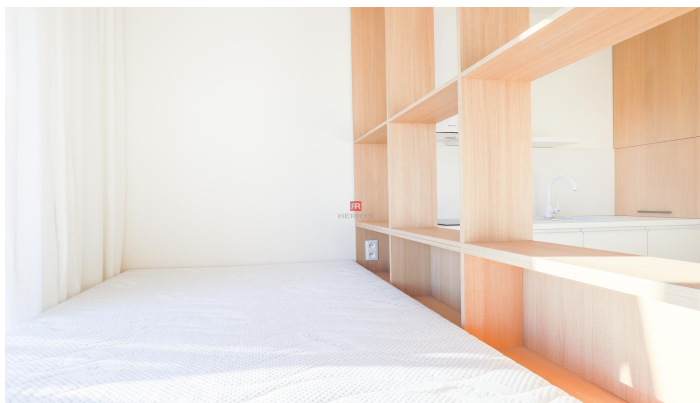
## PRICE



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Rent 600 EUR/month + 150 EUR utilities (including internet) 1-month deposit

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