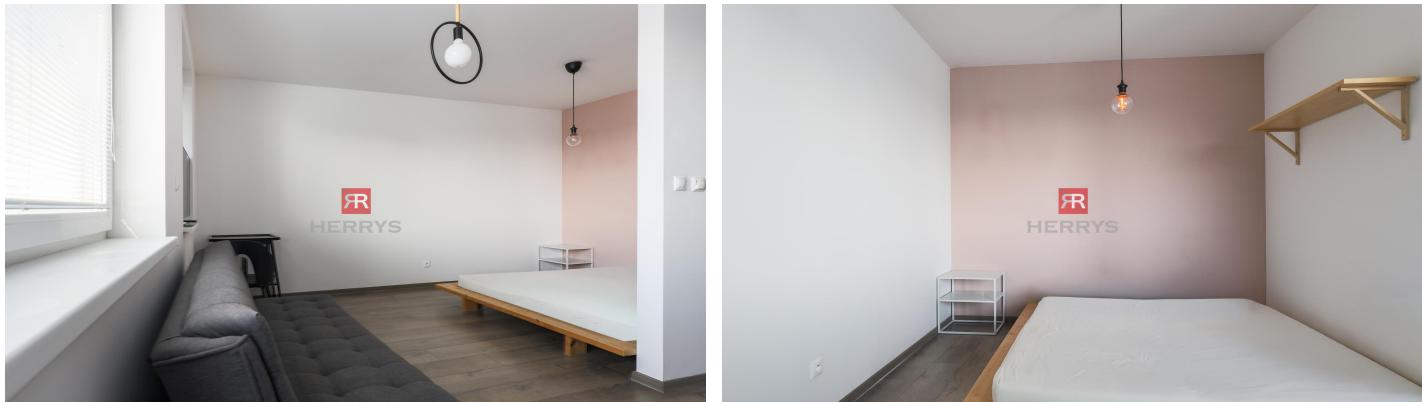


**Studio**  
**Uzbecká, Bratislava-Podunajské Biskupice**  
**500 €/month**



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 - MODERN 1-ROOM APARTMENT FOR RENT WITH BALCONY, PARKING AND STORAGE ROOM IN PODUNAJSKÉ BISKUPICE

The HERRYS real estate agency offers for rent a compact 1-room apartment located in a modern new building in the Bratislava - Podunajské Biskupice district.

The apartment has a floor area of 32.27 m<sup>2</sup> and includes a balcony, a brick cellar, and a parking space in the underground garage, providing comfortable living with practical benefits.

The apartment is rented fully furnished, is in very good technical condition, and is ready to move in without any additional investment.

The layout of the apartment is designed with an emphasis on functionality and efficient use of space. The entrance area of the apartment offers storage options and flows smoothly into the main living room with a kitchenette and direct access to the balcony. The kitchen is equipped with an electric oven and stove, refrigerator with freezer. The spacious bathroom connected to the toilet also has a washing machine.

High-speed internet is included in the rent.

Usable area: 33 m<sup>2</sup> (+balcony 6 m<sup>2</sup>)

Orientation: West

Floor: 7th floor / 8 floors in total (with elevator)

Monthly operating costs: EUR 130 for utilities, EUR 70 for garage parking

The apartment feels airy and, thanks to its well-thought-out layout, is suitable for an individual or a couple. It is available from March 1. The layout, is suitable for an individual or a couple.

**Mgr. Lenka Kmec**

lenka.kmec@herrys.sk

+421 948 303 363

Ad ID: LK003

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



## DISPOSITION

The layout of the apartment is designed with an emphasis on functionality and efficient use of space. The entrance area of the apartment offers storage options and flows smoothly into the main living room with a kitchenette and direct access to the balcony. There is a bathroom connected to the toilet. The apartment feels airy and, thanks to its thoughtful layout, is suitable for an individual or a couple.

A practical benefit is the brick cellar, located directly next to the parking space in the garage, which greatly facilitates everyday life.

## LOCALITY

Podunajské Biskupice has long been a popular location for peaceful urban living. All amenities are located in the immediate vicinity - Lidl and Billa grocery stores, drugstores, a post office, services, and public transport stops. The apartment building is located in a quiet area with a pleasant community of residents and offers good access to the city center.

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## BENEFITS

- modern and bright 1-room apartment
- fully furnished, ready to move in immediately
- practical and efficient layout
- balcony overlooking a quiet area
- brick cellar directly next to the parking space
- parking space in the underground garage
- high comfort of living in a quiet location
- complete civic amenities within walking distance (Lidl, Billa, post office, drugstore, services)
- excellent public transport accessibility – quick connection to the center
- ideal for individuals or couples
- suitable for long-term rental

## PRICE

Rent €600Parking space in the garage €70Utilities including WiFi €1301 month deposit

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