

**Studio**  
**Bottova, Bratislava-Staré Mesto**  
**620 €/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 OFFERS FOR RENT A MODERN AND COMPLETELY NEW 1-ROOM APARTMENT IN THE PREMIUM METROPOLIS PROJECT, WITH A PARKING SPACE.

HERRYS real estate agency offers for rent an exclusive, brand new 1-room apartment in the METROPOLIS project, located in the heart of Bratislava's new downtown. The apartment is unoccupied and ready for immediate occupancy.

The interior has an area of 35 m<sup>2</sup> and is complemented by a balcony with a pleasant view. The rental includes a cellar (4 m<sup>2</sup>) and a parking space in the underground garage. The apartment is located on the 5th floor with a sunny orientation.

The apartment is fully furnished with quality furniture and appliances, including a fully equipped kitchen. The comfort of living is enhanced by wooden floors, large windows with insulated triple glazing, exterior blinds, ceiling heating and cooling, and individual heat recovery.

The layout consists of an entrance hall, bathroom with bathtub and toilet, and a living room with direct access to the balcony.

The METROPOLIS project offers modern urban living with complete civic amenities, excellent transport accessibility, and landscaped public spaces with greenery.

Usable area: 38m<sup>2</sup>

Orientation: South

Floor: 5th floor

Monthly operating costs: 210

The apartment is an ideal choice for an individual or a couple, available immediately.

Mgr. Lenka Kmec

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+421 948 303 363

Ad ID: LK007

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## DISPOSITION

The layout consists of an entrance hall, bathroom with bathtub and toilet, and living room with direct access to the balcony.

## LOCALITY

The METROPOLIS project represents modern urban living of the highest standard, with excellent transport links and all amenities within walking distance – shops, services, cafés and job opportunities are literally at your fingertips. Excellent transport links provide quick access to the historic city center and major transport routes. The surrounding area is characterized by modern architecture, landscaped public spaces, and plenty of greenery. The location is an ideal choice for clients who seek an urban lifestyle with an emphasis on comfort, accessibility, and a prestigious environment.

## BENEFITS

- brand new, previously unoccupied apartment
- prestigious METROPOLIS project in the center of the new downtown
- parking space in the underground garage
- cellar storage room for the apartment
- high technical and design standards
- ceiling heating and cooling
- individual heat recovery
- large-format windows and exterior blinds
- fully furnished, ready to move in
- all amenities within walking distance

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- excellent transport links and quick connection to the city center

## PRICE

Rent: €620 Utilities: €210 including WiFi and TV Parking: 100 EUR 1 month deposit

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