

## 4-bedroom apartment Bottova, Bratislava-Staré Mesto

**4 000 €/month**



Business name: HERRY'S 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 - UNIQUE 4-BEDROOM APARTMENT WITH A LARGE TERRACE FOR RENT IN THE HEART OF DOWNTOWN

HERRYS real estate agency offers for rent a spacious 4-bedroom apartment in a sought-after location in the newly built METROPOLIS building

The apartment is located on the top 16th floor of a premium new building. It is rented partially furnished with a kitchen unit with high-quality MIELE kitchen appliances and a washing machine and dryer. The METROPOLIS building won the prestigious award for the best premium residential project in Slovakia for 2025 and is built to the highest standard with ceiling cooling and heating, individual autonomous recuperation, and large-format aluminum profile windows with external blinds. The apartment offers 2 private terraces with a total area of 103 m<sup>2</sup>. The smaller terrace is accessible from the living room and the larger one is located on the roof of the building with direct access from the apartment. A hot tub will be added to the roof terrace.

For more information about the project, visit <https://www.metropolis.sk/>

The apartment comes with 2 storage rooms and 2 parking spaces. Each costs EUR 150/month.

The apartment is available immediately.

Usable area of the apartment: 278 m<sup>2</sup> (154 m<sup>2</sup> apartment + 77 m<sup>2</sup> terrace + 26 m<sup>2</sup> terrace + 10.5 m<sup>2</sup> balconies + 2x2.71 m<sup>2</sup> storage rooms)

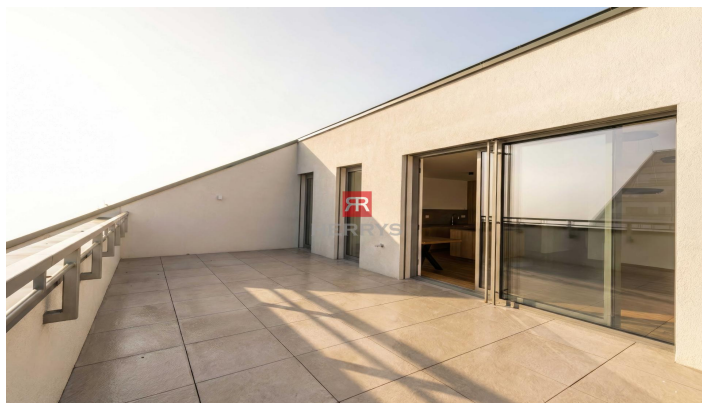
Orientation: S/W



**Samuel Orsag**  
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Ad ID: SO086

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Monthly operating costs: EUR 600

## DISPOSITION

entrance hall

living room with kitchenette

4 separate rooms

2 toilets with bathroom

wardrobe

2 terraces

4 balconies

## LOCALITY

The METROPOLIS project is located in a prestigious district in the center of Bratislava, in the so-called Bratislava downtown on Bottova Street. This new dynamic district combines the charm of the Old Town with the diversity of the modern world. Nearby are the NIVY and EUROVEA shopping centers, designer restaurants, bars, the Danube promenade, and the historic city center itself.



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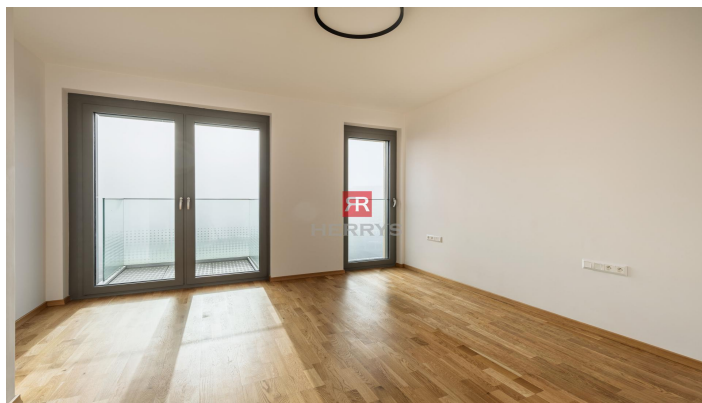
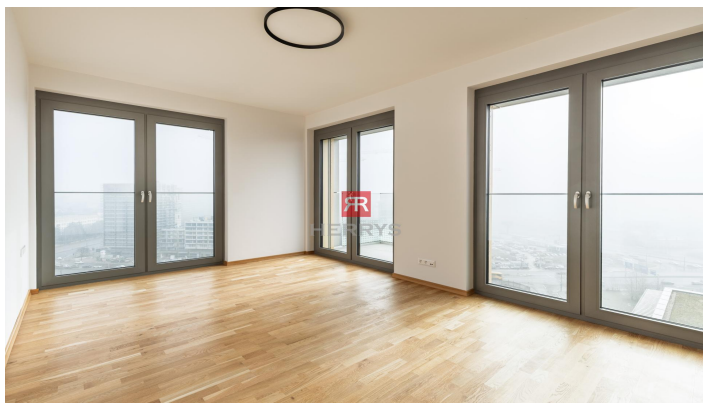
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## BENEFITS

Unique spaciousness in a newly built urban district

Aesthetic, timeless architecture of the METROPOLIS project

Lucrative address in the heart of Bratislava's new downtown center

State-of-the-art, low-cost cooling, heating, recuperation, and shading technologies

Commercial pier with a semi-private park full of greenery as part of the METROPOLIS project

Within walking distance are designer restaurants, bars, shops, business centers, administrative buildings, and many opportunities for sports and culture

quick walking distance to the historic center of Bratislava, the Danube Riviera, and the NIVY and EUROVEA shopping centers

quick access to the main NIVY bus station, public transport stops, and the city bypass

## PRICE

Rent: €4,000/month Utilities: €600/month Deposit: €4,600 Parking space: €150/month

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