

## 2-bedroom apartment Rozvodná, Bratislava-Nové Mesto

**810 €/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 - SPACIOUS 3-ROOM APARTMENT FOR RENT IN THE POPULAR KRAMÁRE NEIGHBORHOOD, ROZVODNÁ STREET

HERRYS real estate agency offers for rent a bright and spacious 3-room apartment located on Rozvodná Street in the popular Kramáre district. The apartment is furnished and situated on the 7th floor of a 12-story apartment building with two elevators. The apartment has two separate bedrooms, one with a walk-in closet, a living room connected to the kitchen with access to a glazed loggia.

The apartment has an area of 64 m<sup>2</sup> plus a 4 m<sup>2</sup> glazed loggia.

Usable area: 68 m<sup>2</sup>

Orientation: Southeast

Floor: 7th floor

Monthly operating costs: EUR 180 including Wi-Fi and TV

The apartment is available immediately and is suitable for 1-4 adults or a family with children.

## DISPOSITION

Layout of the apartment:

entrance hall

separate wardrobe

two separate bedrooms (one with a walk-in wardrobe)

separate living room connected to the kitchen (washing machine, dishwasher, refrigerator with freezer) and access to a glazed loggia

separate bathroom with bathtub and shower

**Mgr. Lenka Kmec**

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separate toilet

## LOCALITY

The apartment building has two entrances, one of which is wheelchair accessible. In the immediate vicinity there is a playground, a small shopping center (grocery store, drugstore, pharmacy) and a public transport stop about a 2-minute walk away. There is a primary school with a kindergarten, a post office, and a hospital in the vicinity. The location also offers quick access to Kamzík (about 5-7 minutes on foot).

## BENEFITS

popular and quiet location in Kramáre  
bright and spacious 3-room apartment  
7th floor of 12 – nice view and plenty of light  
two elevators in the apartment building  
glazed loggia with plenty of space  
practical layout – separate rooms  
separate wardrobe + walk-in closet in one bedroom  
separate bathroom and toilet  
kitchen connected to the living room  
furnished apartment, available for immediate move-in

## PRICE

Rent: €810 Utilities: €180 including WiFi and TV1 month deposit

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