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CENTRAL & EASTERN EUROPE

## Cottage, holiday home Pod Kobylou, Bratislava-Devín

**2 000 €/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



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## HERRYS - STYLISH HOUSE FOR RENT WITH BEAUTIFUL GROUNDS AND VIEWS OF DEVÍN CASTLE

HERRYS real estate agency offers exclusively for rent a newly built house in the village of Devín on Pod Kobylou Street. This energy-efficient house with an area of 140 m<sup>2</sup> (of which 11 m<sup>2</sup> is a balcony) from 2020 has two above-ground floors and a cellar in the basement.

On the first floor, there is a living room with space for a bed, a kitchenette, and a private bathroom. The second floor is the main part of the house, with a fully equipped kitchen, a spacious living room, a master bedroom, and an extra room suitable for a study. Air conditioning is a matter of course. There are three parking spaces available at the entrance to the property. The great benefits of this home are its quiet location, proximity to greenery, and breathtaking views.

Usable area: 140 m<sup>2</sup>

Orientation: Southwest

Monthly operating costs: 300 EUR including WiFi and TV

The house is available immediately and its layout is ideal for two-generation living or a couple looking for space and who appreciate the atmosphere of this beautiful place.

### DISPOSITION

**ground floor:** entrance hall, living room with sleeping area, separate kitchen, bathroom with toilet, staircase

**1st floor:** spacious living room with kitchenette, large bathroom with shower and bath and toilet, bedroom, bedroom, 2, balcony, hall

### LOCALITY

**Mgr. Lenka Kmec**

lenka.kmec@herrys.sk

+421 948 303 363

Ad ID: LK017

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Najväčšia klasická realitná kancelária  
SME Ekonomika 1. miesto 20  
SME Ekonomika 2. miesto 21

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Living in a family house under Kobyla in Devín offers a combination of peaceful natural surroundings and quick access to the center of Bratislava. The location is ideal for lovers of greenery and an active lifestyle – forests, hiking trails, and bike paths are within walking distance. Devín provides complete civic amenities, good public transport connections, and the privacy and tranquility of family living. This location is an excellent choice for families or those looking for a home close to nature but with easy access to the city.

## BENEFITS

brand new, unoccupied building  
beautiful view from the property  
good layout: open-plan living room upstairs, three bedrooms  
stone cottage and brick cellar  
peaceful surroundings surrounded by nature  
three parking spaces

## PRICE

Rent €2,000 + €300,- utilities 1 month deposit

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