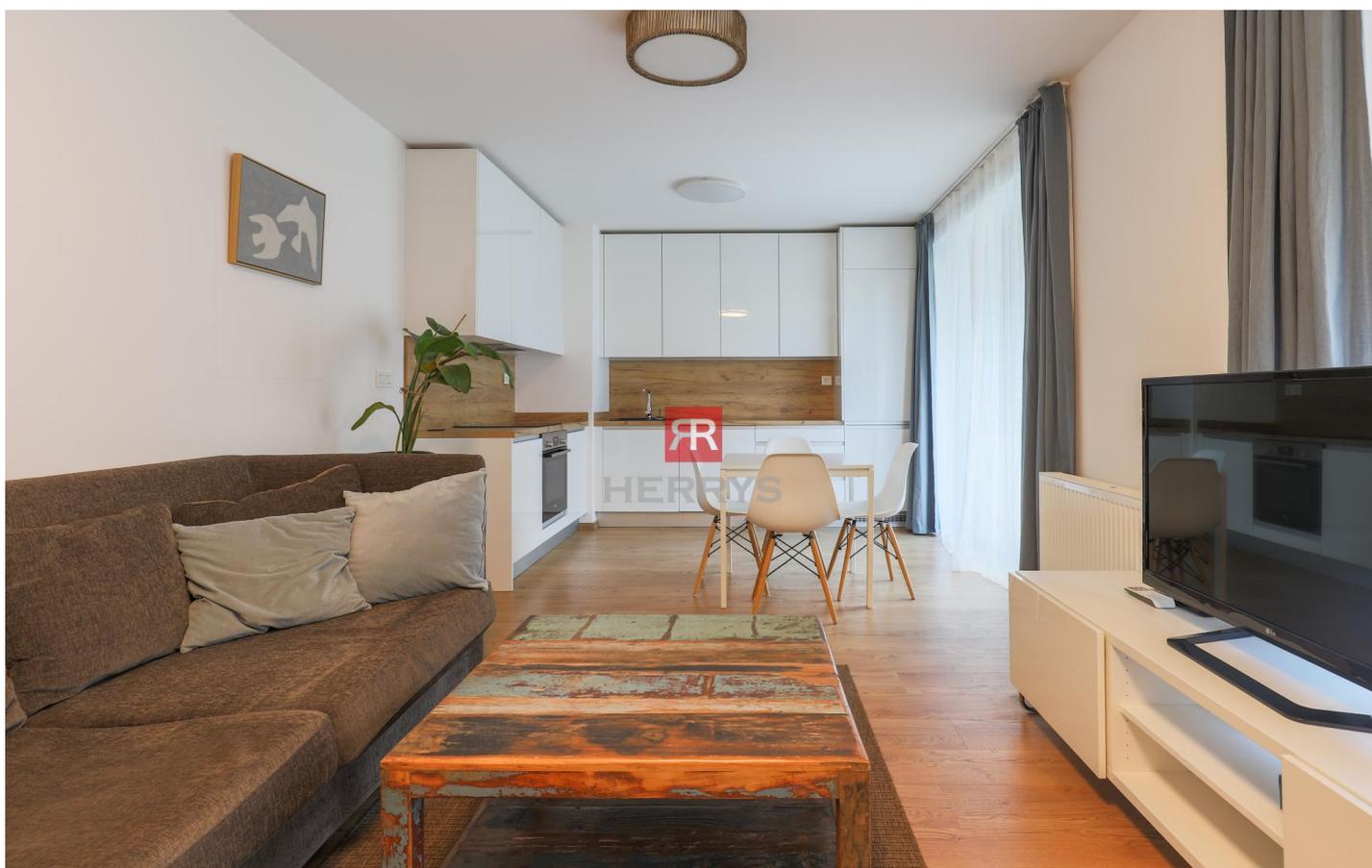


## 1-bedroom apartment Račianska, Bratislava-Nové Mesto

**900 €/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 - 2-ROOM APARTMENT FOR RENT IN THE NEW URBAN RESIDENCE BUILDING, BA-NOVÉ MESTO

HERRYS real estate agency offers for rent a pleasant 2-room apartment in the new Urban Residence building on Račianska Street in BA-Nové Mesto.

Practical layout of the apartment, with a generous glazed loggia facing west into a quiet courtyard. The apartment is fully furnished and air-conditioned.

The total floor area of the apartment is 50.83 m<sup>2</sup> + glazed loggia 10.38 m<sup>2</sup>.

The apartment is located on the 1st floor (not the ground floor) of a total of 7 floors.

The apartment also includes a cellar (approx. 2 m<sup>2</sup>) on the -2 floor and an indoor parking space (+ €70).

Available IMMEDIATELY (ideal for a maximum of 2 adults, pets may be possible by agreement).

### DISPOSITION

Entrance hall with storage space, bathroom with brick shower and toilet, bedroom and living room with kitchen. Access to the spacious glazed loggia is from both rooms.

### LOCALITY

The Urban Residence project on Račianska Street in Bratislava offers excellent transport accessibility thanks to its immediate proximity to the tram line and train station, which guarantees quick and easy travel to the city center. The



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modern ground floor of the complex features above-standard civic amenities, giving residents access to a wide range of services, including a supermarket, pharmacy, bakery, restaurants, and cafés. This strategic location in the wider city center ideally combines modern urban living with immediate access to everything you need for a comfortable everyday life.

## BENEFITS

- new building
- air conditioning
- cellar
- indoor parking space
- fully furnished
- glazed loggia
- pet friendly (for 1 well-behaved cat)
- location

## PRICE

Rent: €970 (including indoor parking space and cellar) Utilities: €180 (including fiber optic internet) Deposit: €1,150 Real estate agency commission

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