

## Studio Šancová, Bratislava-Staré Mesto

**570 €/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 - EXCLUSIVE SPACIOUS BRIGHT 1-ROOM APARTMENT FOR RENT IN A PRIME LOCATION IN PREMIÈRE, OLD TOWN

HERRYS real estate agency offers exclusively for rent a spacious 1-room apartment on the 4th floor in the new *Première* building on Šancová Street, Old Town. The generously sized apartment is furnished with custom-made furniture, air conditioning and a spacious loggia. The apartment is equipped with high-quality 5-chamber windows, which ensure a quiet living environment. Another big advantage is the 24/7 reception and access to the roof terrace. Usable area: 44.3 m<sup>2</sup> + 5 m<sup>2</sup> loggia

Floor: 4th floor

Orientation: South

Monthly operating costs: EUR 220 including WiFi

Possibility to rent parking space, as well, for 140 EUR monthly.

The apartment is available immediately and is suitable for 1-2 adults without pets.

### DISPOSITION

The layout of the apartment consists of:

entrance hall

closet

bathroom with bathtub and toilet

kitchen connected to the living area

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## LOCALITY

The apartment is located in a sought-after location in the wider center of Bratislava on Šancová Street in the Old Town district. The location offers complete civic amenities within walking distance – shops, cafes, restaurants, services, and medical facilities. There is also excellent public transport access to all parts of the city and quick connections to major transport routes. The historic city center is accessible on foot or by a short public transport ride.

## BENEFITS

- new building with modern living standards
- spacious 1-room apartment with a generous area of 44.3 m<sup>2</sup> + 7 m<sup>2</sup> loggia
- air conditioning for comfort during the summer months
- south-facing – plenty of natural light during the day
- WiFi internet included in monthly costs

- CCTV system and security service in the apartment building
- 24/7 reception
- Access to the roof terrace

## PRICE

Rent €570 + Utilities €220 including WiFi = TOTAL €790+optional Parking 140 EUR monthly 1 month deposit

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