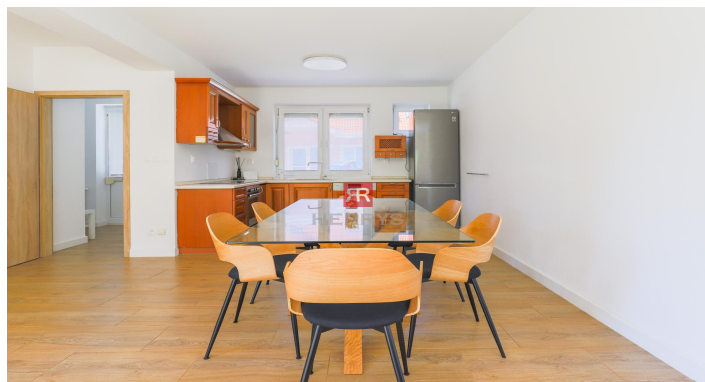


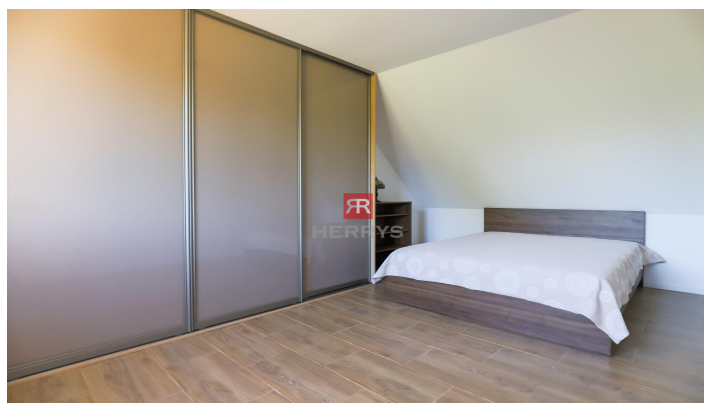
Family house Ľubovníková, Bratislava-Devínska Nová Ves

1 300 €/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 - FOR RENT SUNNY 5 BEDROOM HOUSE WITH BEAUTIFUL GARDEN IN DEVINSKA NOVA VES

Real estate agency **HERRYS** offers exclusively for rent a sunny, spacious **5 room two-storey family house** with a beautiful relaxing garden with a lake and fountain on Lubovnikova street in a quiet location in Devínská Nová Ves with excellent access to the city center, as well as Austria and the Czech Republic. The house is **modernly furnished** with new furniture. Parking is provided in front of the house for two cars. The house has an energy certificate B. Heating is provided by a Viessmann gas condensing boiler, it is a combination of underfloor heating on the ground floor and radiators upstairs. The house has Toshiba air conditioning installed to ensure thermal comfort in the summer months. The house will be available starting July 1, 2026 (viewings can be arranged immediately), possible long term rental. The layout allows part of the house to be used for business purposes.

FAMILY HOUSE

5 rooms

usable area 186 m² (family house 164 m², balcony 2 m², terrace 20 m²)

Land plot 559 m²

1.300 EUR rent + 200 EUR deposit for utilities

The rent includes professional maintenance of the garden 2x per year

DISPOSITION

The family house consists of:



Ing. Michaela Ilavská

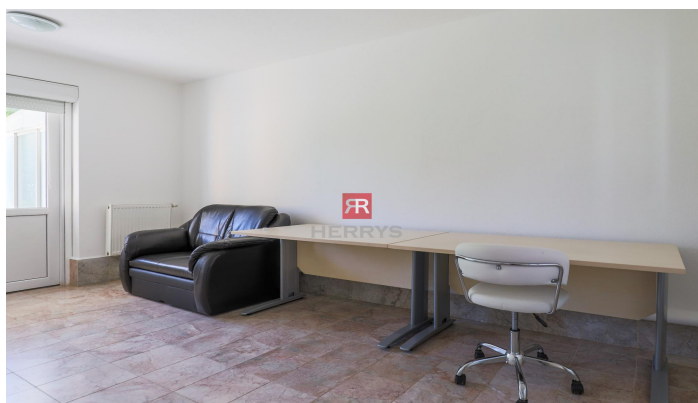
michaela.ilavska@herrys.sk

+421 947 953 426

Ad ID: MI146

Business name: **HERRYS s. r. o.**

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1. on the first floor from the entrance hall, spacious living room, kitchen with dining area, large room and toilet
2. on the second floor there are three rooms, one of which has a wardrobe, a bathroom with a bathtub and a toilet, a balcony. The house also has a large attic that provides plenty of storage space. See floor plan.

The house has a terrace and a spacious beautiful relaxing garden with automatic irrigation with a pond and a fountain

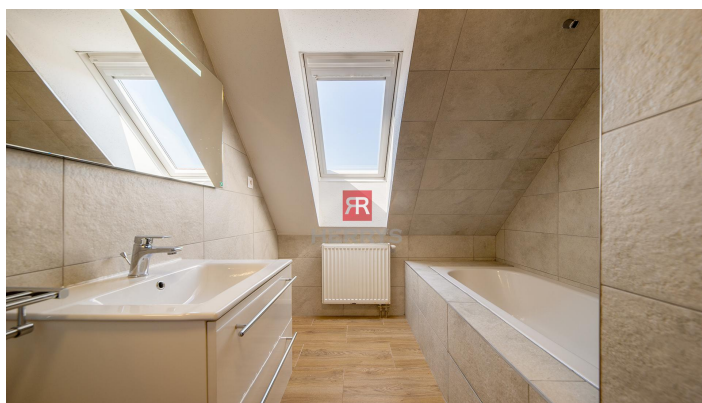
LOCALITY

The family house is located on Ľubovníková Street in Devínská Nová Ves. It provides good transport accessibility by car, to the center 20 minutes by car, to the highway bypass 5 minutes by car, complete civic amenities - schools, kindergartens, health center, shops (Bory Mall shopping center, Metro food, Kaufland, Billa, Lidl 5 minutes by car). The public transport stop is 200 m from the house, the railway station Devínska Nová Ves is 1 km away. Recreation and sports are ensured by the availability of extensive forests and nearby sports grounds.



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BENEFITS

- complete reconstruction
- underfloor heating
- air conditioning Toshiba
- quiet and safe location
- garden with automatic irrigation, garden pond with fountain with evening lighting
- parking for 2 cars
- interior and exterior blinds
- excellent accessibility to the motorway thanks to a choice of 2 exits - exit Devínska Nová Ves or exit Volskwagen
- civic amenities

PRICE

EUR 1,300 rent + EUR 200 utilities - deposit 2 x monthly rent with utilities. The rent includes professional garden maintenance 2x per year

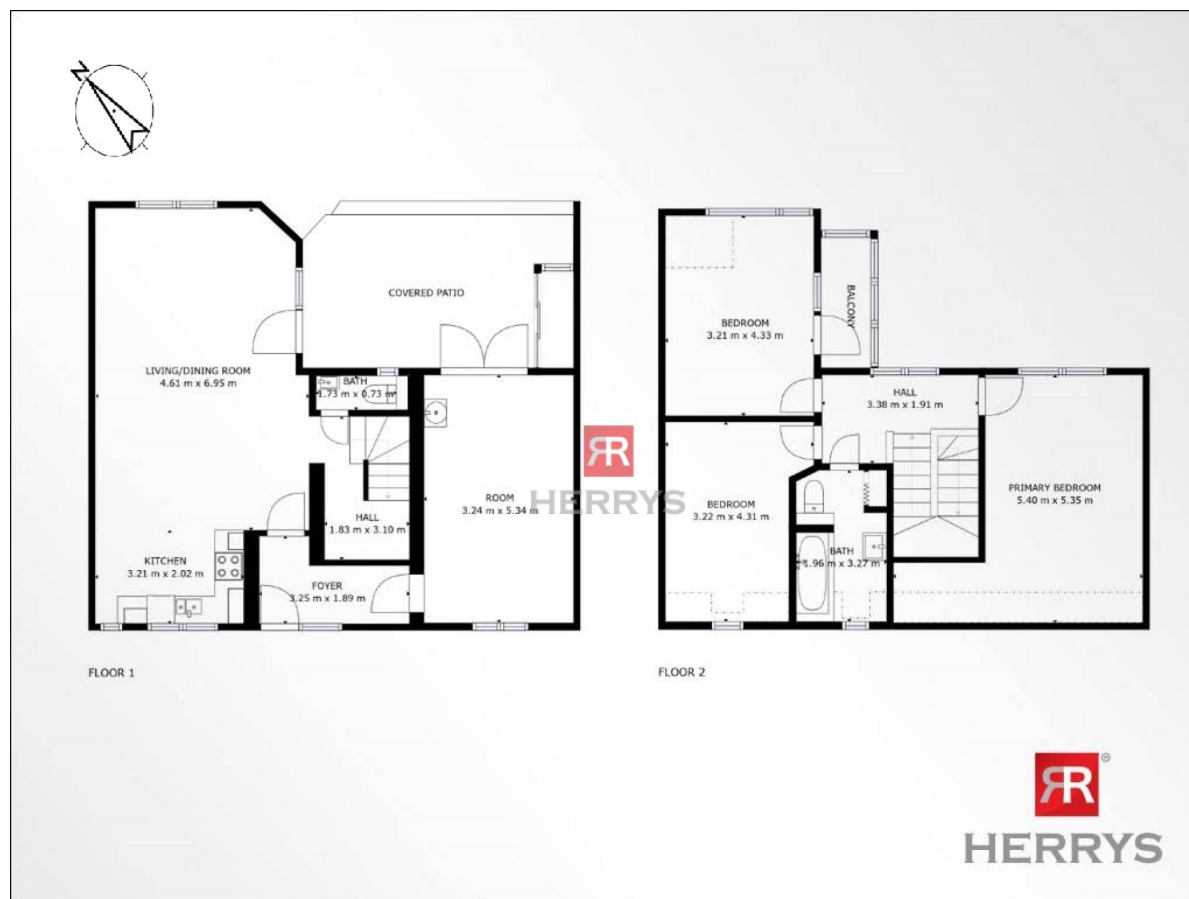
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