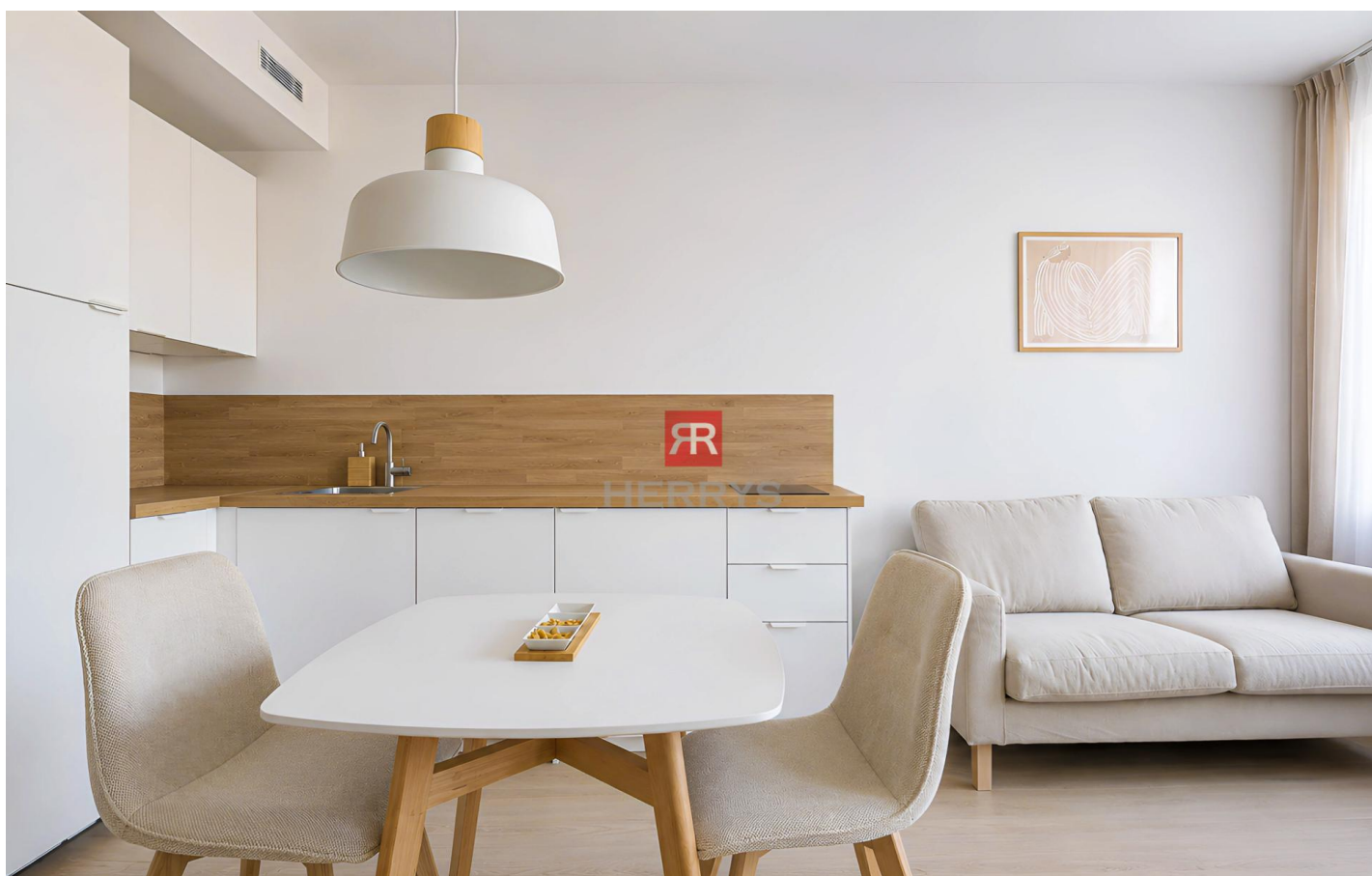


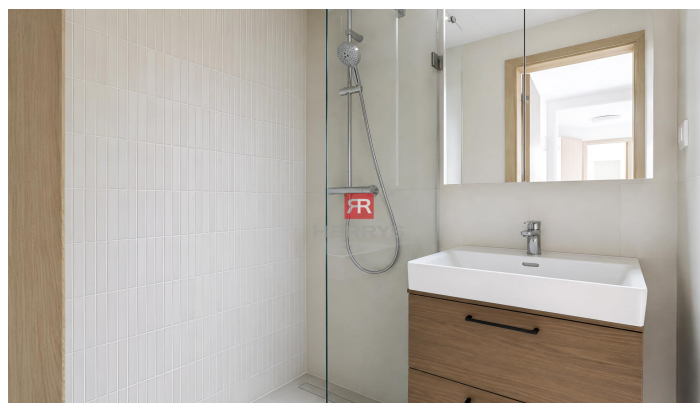
## Studio Školská, Bratislava-Staré Mesto

**830 €/month**



Business name: **HERRY'S s. r. o.**

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 - BRAND-NEW, DESIGNER 1.5-ROOM APARTMENT FOR RENT IN THE PRESTIGIOUS FLORIAN RESIDENCE DEVELOPMENT | PARKING AND STORAGE ROOM

HERRYS Real Estate Agency is offering a beautiful 1.5-room apartment for rent in the prestigious Florian Residence development on Školská Street in the Old Town.

This designer apartment, which has never been occupied, is located on the 1st floor of an 8-story building and offers comfortable urban living in a new premium-standard development. The apartment comes with a basement storage unit and a reserved parking space in the underground garage.

The apartment is equipped with modern technologies ensuring maximum living comfort—underfloor heating, ceiling cooling, heat recovery, and exterior blinds. Thanks to its high-quality construction, timeless design, and exceptional location, it represents the ideal choice for a discerning tenant.

Area: 39.12 m<sup>2</sup> plus 3 m<sup>2</sup> loggia

Orientation: Northeast

Monthly operating costs: 160 EUR, including WiFi plus parking 140 EUR

The apartment is suitable for a single person or a couple, no pets allowed, and is available immediately.

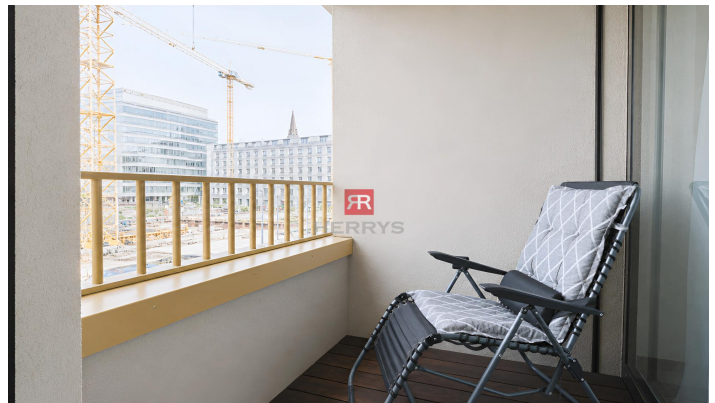
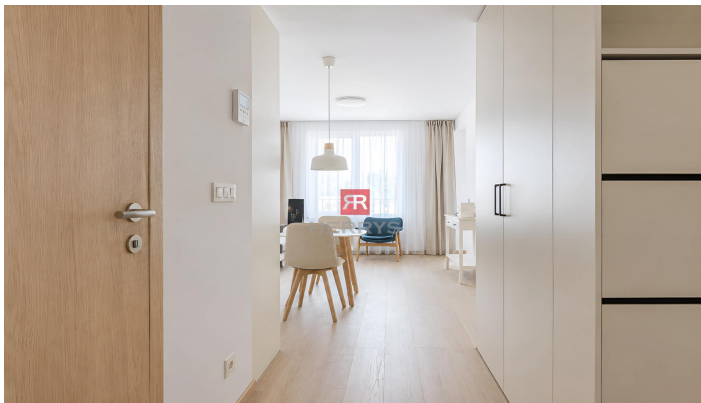
## DISPOSITION



**Mgr. Lenka Kmec**  
lenka.kmec@herrys.sk  
+421 948 303 363  
Ad ID: LK038

Business name: HERRYS s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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



The apartment's layout consists of:

- an entryway
- a bathroom with a shower and toilet
- a living room connected to the kitchen and opening onto the loggia
- a sleeping area opening onto the loggia

## LOCALITY

The Florian Residence project is located on Školská Street in an attractive part of Bratislava's Old Town. The location offers the perfect combination of peaceful urban living and excellent access to the historic center. The immediate vicinity features a full range of amenities, including shops, cafés, restaurants, healthcare facilities, and public transportation stops. Popular city parks, sports facilities, and cultural institutions are also within walking distance. Thanks to its location, Florian Residence is one of the most sought-after residential projects in the center of Bratislava.



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## BENEFITS

Brand-new, never-before-occupied apartment  
prestigious Florian Residence development  
dedicated parking space in the underground garage  
basement storage unit  
underfloor heating  
ceiling cooling  
air recovery system  
exterior blinds  
high-quality materials  
stylishly furnished interior  
excellent access to the city center  
all amenities within walking distance

## PRICE

Rent 830 EUR Utilities, including Wi-Fi 160 EUR Parking: 140 EUR Together 990 EUR monthly 1 month's security deposit

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