

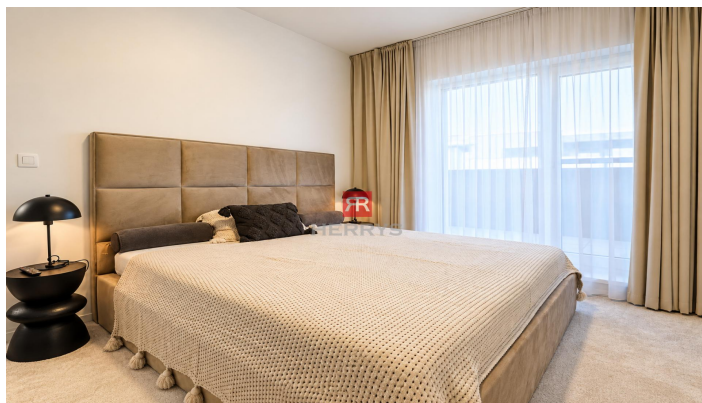
## 2-bedroom apartment Pastierska, Stupava

**1 100 €/month**



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



## FOR RENT: ELEGANT, FAMILY-FRIENDLY 3-BEDROOM APARTMENT WITH A LARGE TERRACE AND PARKING IN STUPAVA

Real estate agency **HERRYS** offers **for rent** an elegant and fully furnished **2-bedroom apartment with a total floor area of 85.7 m<sup>2</sup>**, situated on the **top floor** of a residential building in a quiet, newly developed area of Stupava. A standout feature of the property is its **generous 120 m<sup>2</sup> terrace**, offering plenty of space for relaxing, outdoor dining and spending time outside.

The apartment comprises a spacious living room connected to the dining area and kitchen, a master bedroom with a **private en-suite bathroom and walk-in wardrobe**, a children's bedroom, an additional bathroom and a second walk-in wardrobe. The apartment is offered **fully furnished**. The kitchen is equipped with built-in appliances, including a **fridge-freezer, induction hob, oven, dishwasher and extractor hood**. A **washing machine and dryer** are located in the walk-in wardrobe in the hallway.

The interior is tastefully designed in a modern style and offers plenty of storage space. Its top-floor location provides a high level of privacy, while the terrace, **extending around the apartment and facing all cardinal directions**, offers open views of the surrounding area and the **Little Carpathians**.

The apartment comes with **two designated outdoor parking spaces** directly in front of the residential building. Monthly utilities and service charges are **€280**.

## DISPOSITION

The apartment, with an interior area of **85.7 m<sup>2</sup>**, offers a practical and comfortable layout. From the entrance hallway, there is a **walk-in wardrobe with a private boiler, washing machine and dryer** on the right, as well as a spacious **bathroom with a bathtub and toilet**. The **children's bedroom** is located on the left.



**Ing. Klaudia Jánošová Michnová**

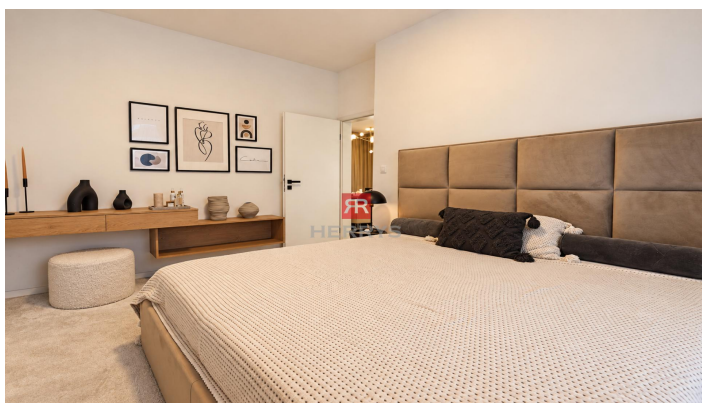
klaudia.janosova@herrys.sk

+421 948 901 789

Ad ID: KJM49

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 hallway leads into a spacious **living room connected to the kitchen and dining area**, as well as to the master bedroom, which features its **own walk-in wardrobe and en-suite bathroom with a walk-in shower and toilet**. All living rooms provide direct access to the exceptionally spacious **120 m<sup>2</sup> terrace**, which wraps around the apartment.

## LOCALITY

The apartment is located in a **quiet, newly developed residential area of Stupava**, offering comfortable family living close to nature while maintaining convenient access to Bratislava. The location benefits from **quick access to the D2 motorway**, full local amenities, and proximity to the **Little Carpathians**, providing plenty of opportunities for sports and leisure activities.

## BENEFITS

- **top-floor location** offering privacy and open views
- generous **120 m<sup>2</sup> terrace** with exposure to all cardinal directions
- **direct terrace access from all living rooms**
- **fully and stylishly furnished** modern interior
- master bedroom with a **private walk-in wardrobe and en-suite bathroom**
- **two bathrooms and two walk-in wardrobes**, providing ample storage space
- **two designated parking spaces** directly in front of the building
- peaceful residential location with **excellent access to the motorway and convenient connections to Bratislava**



**Ing. Klaudia Jánošová Michnová**

klaudia.janosova@herrys.sk

+421 948 901 789

Ad ID: KJM49

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



## PRICE

Rent: €1,100 / month (including two parking spaces in front of the apartment building) Utilities: €280 / month Total: €1,380 / month

© The text and photographs are copyrighted and are the property of HERRYS Real Estate Agency.

© The text and photos are the author's work and property of the real estate agency HERRYS.



**Ing. Klaudia Jánošová Michnová**

klaudia.janosova@herrys.sk

+421 948 901 789

Ad ID: KJM49

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