

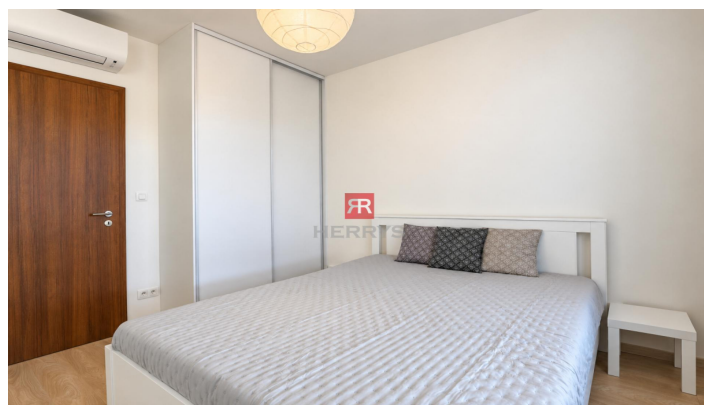
2-bedroom apartment Kutlíkova, Bratislava-Petržalka

820 €/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



HERRYS - NEW 2.5-ROOM APARTMENT WITH PARKING, A LOGGIA, AND A HOME OFFICE/WALK-IN CLOSET - KUTLÍKOVA

A home where urban comfort blends with nature: Be the first tenant in this practically designed apartment with a private park and an extra room.

HERRYS Real Estate is exclusively offering for rent **a brand-new, never-before-occupied 2.5-room apartment (51.48 m²) with a loggia measuring over 5 m² and a private parking space in the garage.** The apartment is located in a courtyard on the top floor (3/3) of the highly regarded modern residential project Hájpark in Petržalka. It offers the perfect blend of peaceful living surrounded by greenery, a wealth of sports facilities in the area, and **lightning-fast access to the city center (by public transit or car).**

A practical layout with a separate bedroom and an extra room: The apartment features a smart layout facing two directions. The sleeping area offers a full-sized, completely enclosed bedroom for maximum privacy and undisturbed relaxation. The apartment's greatest advantage is a second, separate, smaller room with its own window and door—an ideal solution for a home office, walk-in closet, or organized storage space.

Fully furnished and ready to move in: The interior is rented out fully and tastefully furnished with new furniture and all necessary appliances. Reliable air conditioning ensures maximum comfort during the summer months. Parking



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Ad ID: KL21

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and internet are included in the price.

A unique community park right outside your windows: The apartment is part of a gated and fenced private courtyard covering an area of up to 4,500 m², which is reserved exclusively for residents. It features greenery and trees, a serene pond, a barbecue area, and a community garden with 30 raised beds and a compost bin.

This apartment is the ideal home for a single person or a couple without pets who are looking for a high-quality urban lifestyle with a special atmosphere.

The apartment is available immediately.



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DISPOSITION

The apartment features a very pleasant and logical layout that contributes to a comfortable living experience:

Entrance Area and Living Area: You enter the apartment through a spacious entryway that naturally leads you to the heart of the home—a stylish living room seamlessly connected to a practical kitchen area. The living room also offers direct access to a larger loggia.

Multifunctional room with a window: Directly off the entryway is a third, smaller room. Thanks to its own window and separate entrance, it's ideal as a full-fledged home office, a separate walk-in closet, or a generous extra storage space.

Bedroom and private area: The connecting hallway continues to a modern bathroom with a separate toilet, equipped with a shower and a washing machine. At the very end of the hallway, offering complete privacy, is a spacious, separate, and completely enclosed bedroom.

LOCALITY

A full range of amenities and nature within easy reach.

Living on Kutlíkova Street combines the advantages of dynamic city life with excellent opportunities for relaxation and sports. This location in the heart of Petržalka is exceptionally popular thanks to its well-rounded appeal:

Nature and relaxation right outside your door: Just a few minutes' walk away are the popular Veľký and Malý Draždiak lakes, which are ideal for summer swimming, jogging, or walking. Right next door is the Chorvátske rameno with a bike path that safely connects you to the Danube embankment.



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Everything within easy reach (Amenities): The Technopol complex is located in the immediate vicinity, along with branches of several well-known grocery chains, restaurants, cafes, pharmacies, a post office, and the Petržalka Municipal Office.

Excellent Transportation Accessibility: Public transit stops (buses) are just a few meters from the building, with direct connections to the city center, the train station, and other city districts. By car, thanks to the quick connection to Panónska and Dolnozemska Roads, you can reach the bypass and the center of Bratislava in less than 10 minutes. A huge benefit is the excellent access to the new tram line, which takes you directly to the city center comfortably and without traffic jams.

The apartment building is situated in a pleasant and quiet setting surrounded by greenery.

BENEFITS

- A brand-new, never-before-occupied apartment
- An extra room that can serve as a home office, closet, or storage space
- Parking and internet included in the price
- A gated residential complex with well-maintained green spaces

PRICE

Rent: 820 EUR Utilities: 170 EUR Security deposit: 990 EUR

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