Maisonette
Palackého, Bratislava-Staré Mesto

1 800 €/month

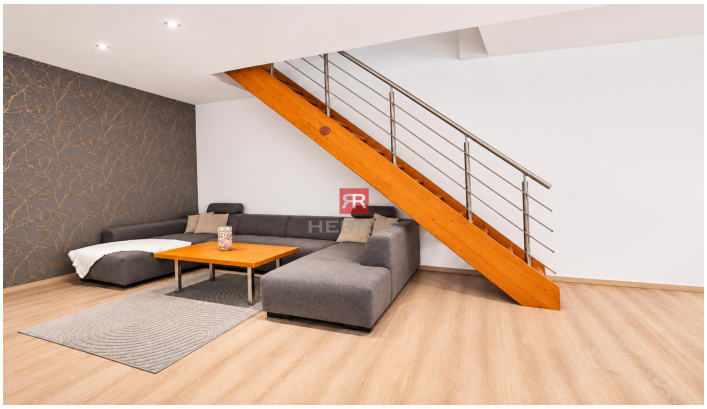






Business name: HERRYS s. r. o.

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 - SPACIOUS 4-ROOM DUPLEX, 164 M², 2 LARGE TERRACES (35 M²), AND PARKING - PALACKÉHO ST.

Experience spacious living with the atmosphere of a family home right in the vibrant heart of the Old Town on Palackého Street.

This unique **4-room duplex spans the 2nd and 3rd floors** and offers an exceptional floor area of up to **164 m², complemented by two large terraces with a total area of 35 m²**. The apartment faces south and southwest, and both terraces, situated in a **quiet inner courtyard**, provide a peaceful retreat from the hustle and bustle of the city.

A huge added benefit in this prestigious location is **hassle-free parking**. An outdoor parking space is available right next to the apartment (already included in the price of utilities and services), and for more discerning tenants, we also offer the option to rent a separate garage for an additional fee.

The apartment's main features and amenities:

Full air conditioning: The apartment is fully air-conditioned for maximum thermal comfort year-round.

Spacious bathrooms: There are two bathrooms (one with a bathtub and shower, the other with a shower and toilet) plus a separate guest toilet.



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Ample storage space: The master bedroom features its own walk-in closet; additional built-in closets are located in the hallway, the second bedroom, and the home office.

Fully equipped kitchen: Fitted with all built-in appliances, including small kitchen appliances.

Ready to move in: The apartment is rented fully furnished.

Rental terms:

Utilities and services: 430 € / month (including internet, TV, and an outdoor parking space).

Garage: A garage parking space is available for rent at an additional cost.

Capacity: The apartment is ideal for 2 to 4 people.

Availability: Available immediately.

Deposit: A refundable deposit equal to one month’s rent plus utilities is required upon signing the lease.



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DISPOSITION

This spacious duplex is located on the 2nd and 3rd floors.

Living Area (Lower Floor):

The entryway offers ample storage space thanks to built-in closets. On this floor, there is a practically separate bathroom with both a tub and a shower, as well as a separate toilet. The hallway leads seamlessly into a spacious living room connected to the dining area. Adjacent to this is an open-concept kitchen, which opens onto the first terrace facing a quiet inner courtyard.

Bedroom Area (Upper Floor):

A staircase from the living room leads to the upper floor, which features three separate, non-interconnecting rooms. The highlight is the spacious master bedroom with its own walk-in closet and access to a second large terrace, which also faces the quiet inner courtyard. The upper floor also features a full-sized home office with built-in cabinets, another bedroom with a double bed and storage space, and a second bathroom equipped with a shower and toilet.

LOCALITY

Are you looking for a place to live right in the historic center of Bratislava? This prestigious address offers the perfect blend of city life and tranquility. You’re just a few steps away from the pedestrian zone, popular cafés, restaurants, the



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Slovak National Theater, and the Danube embankment. Excellent public transportation access and a full range of amenities right outside your window.

BENEFITS

- Spacious duplex in a quiet, enclosed courtyard
- Great location and accessibility (both public transportation and by car)
- 2 large terraces, 2 bathrooms, fully air-conditioned
- Option for a garage space or outdoor parking in the courtyard

PRICE

Rent: 1,800 EUR Utilities: 430 EUR (including internet, TV, and an outdoor parking space) Security deposit: 2230 EUR

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