PERGO
REALITNÁ KANCELÁRIA

+421 907 888 765

For Rent









PERGO - Spacious 4-bedroom duplex in Villa Erika near Horsky Park

4 900,- EUR/month
+ utilities

Area: 314 m^2
Rooms: 5
Unfurnished

Reference number: 10558
Street: Tajovského
Location: Bratislava I, Staré Mesto



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Property - details

Number of bedrooms:	4
Bathroom with toilet:	4
Separate toilet:	1
Terrace:	57,93 m^2
New building	
Lift:	yes

Equipment

- Garden
- Fireplace
- Floor heating
- Air-conditioning
- Open space
- Floor heating

PERGO Real Estate Agency is offering for rent exclusive sunny 4-bedroom duplex apartment in a newly built residential house Villa Erika, intended for long-term lease or for sale, is located on Tajovského Street in the most lucrative residential zone of Bratislava, in the area of Slavin, Horský Park and Calvary.

LAYOUT

The sunny apartment is situated east-south-west on the gentle slope of Calvary overlooking the Horský park Valley. Maisonette with a usable area of 315 m2 and a total area of 374 m2 is situated on the two lower floors of a residential villa built with only two apartments. The upper floor serves as a private space with three separate bedrooms (each with its own bathroom and toilet), while one room can be further divided into two separate rooms. From the main bedroom and side room of the upper floor there is a direct access to the upper terrace of 40 m2 with a unique view of the valley and greenery of the Horský Park. On the lower floor there is a daily and social part and technical background of the apartment. The open plan kitchen with all built-in appliances, dining and living area, is oriented to the terrace with an area of 18 m2 to the internal private garden serving exclusively tenants, respectively. to the future owner. The social part of the apartment is complemented by a fireplace. The lower floor is also equipped with so-called. auxiliary kitchen with other built-in appliances, wardrobe, bathroom (guest toilet), laundry room, central heating engine room, server room and separate sport - relaxation area.

EQUIPMENT

The apartment is offered unfurnished. The apartment has air conditioning, underfloor heating, built-in wardrobes, aluminum windows with external blinds. The apartment has a built-in central vacuum, security and camera systems. Separate boiler room designed exclusively for the maisonette allows tenants, respectively. the future owner directly regulate the thermal comfort in the apartment at any time of the year. Preparing for solar collectors to heat hot water can greatly help reduce energy costs. Another back indoor garden with an outdoor garden shed with water and electricity supply, hidden behind the houses, creates a private background for relaxation, garden barbecues, safe children games associated with the possibility of engaging in the cultivation and harvesting of fruit and vegetables.

LOCATION

Quiet location and excellent and quick access to the city center (minibus public transport), proximity to shopping centers and excellent schools, offers quality housing for the most demanding clients. With its location, lots of greenery and excellent accessibility, Tajovskeho Street is one of the most sought after residential locations in the Old Town.

PRICE AND ADDITIONAL INFO

The rental price does not include utilities. Parking for at least two vehicles is provided in the side



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yard, which is intended exclusively for tenants. The apartment is available immediately.

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