



Residential villa with beautiful views

3 650,- EUR/month
+ utilities 350,- EUR/month

Area: 322,25 m²

Rooms:
Unfurnished

Reference number: 2638

Street: Guothova

Location: Bratislava III, Nové
Mesto



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Property - details

- › Number of bedrooms: 4
- › Bathroom with toilet: 2
- › Bathroom without toilet: 1
- › Separate toilet: 1
- › Terrace: 83,5 m²
- › New building
- › Brick
- › Quiet location

No of floors in the House::3 › Lift: yes
› Energy certificate: not available
› Detached garage 1

Equipment

- › Garden
- › Dryer
- › Internet
- › Fireplace
- › Exterior blinders
- › Larder
- › Washing machine
- › Telephone line
- › Cable TV
- › Closet
- › Open space

Three-storey apartment with a lift in a residential villa located in the city of Bratislava - Kramáre. It is located on an area of 654 m² planted with greenery, ornamental flowers and grass. Each floor has its own patio facing the garden. The floor area is 322.25 m² and 83.5 m² terraces.

LAYOUT

On the 1st floor there is a flat unit, which can be separated from the rest of the villa by a sliding door on the staircase. The 1st floor is accessible either by a common staircase, but it also has a separate entrance from the outside. There is a living room with a fireplace connected to the kitchen, a bathroom with a toilet, a wardrobe and a room that leads directly to the garden. From the living room there is a large glazed sliding door east facing the covered terrace and the garden. This floor can be used as part of a three-storey apartment but can be separated and used separately as a residential unit or office.

On the 2nd floor there is a private part where there are two separate rooms, one large room with a private bathroom with a toilet and a private wardrobe. Furthermore, a separate large bathroom, a technical room with a washing machine and dryer and a large multifunctional room that can be used as a gym, a relaxation room, a sauna, a storage room, a lounge.

From each room there is a separate exit to the terrace and then to the garden. The fact that the building is built on a slope, the entrance to the house and the garage are placed on 3rd floor. This floor consists of a residential part, where, apart from the entrance and the entrance, there is also a living area with a fireplace connected to the kitchen and storage, storage and toilet. The living room has beautiful views of the city and the forest.

EQUIPMENT

The villa is built of high standard materials with high energy efficiency. The house has two fireplaces, cable TV, telephone, internet, security on central control desk and central vacuum cleaner.

LOCATION

The villa is located in a very quiet area overlooking the city and dominates such as Slavín and Bratislava Castle, the St. Martins Cathedral on one side and the forest view on the other side. The villa is located near the forest - Small Carpathians with good and quick access to the city center about 5-10 minutes. In close proximity there are groceries, elementary school, kindergarten and caves.



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PRICE AND ADDITIONAL INFO

Parking is possible in front of the garage about 2-3 cars and in the garage for 1 car (possible by agreement). If needed, parking is also easy on local communication in front of the villa. In case of interest, you can use it for housing as well as a representative office of the company. The rental price does not include utilities in the amount of 350 EUR/month.

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