

# Studio

## Žižkova, Bratislava-Staré Mesto

### 900 €/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 - FOR RENT LUXURIOUS 1.5-ROOM FULLY FURNISHED APARTMENT IN THE VYDRICA PROJECT

HERRYS real estate agency offers for rent a luxurious 1.5-room apartment in the Vydrica project on Floriánska Street under the castle. The apartment is located on the 2nd floor and is rented fully furnished. Technologically superior: smart-home technology, underfloor heating and ceiling cooling, recuperation. If interested, a parking space in the garage is available (180 euros). TV connection with internet. The location offers complete civic amenities and excellent accessibility to the city center.

Location: Floriánska Street, Bratislava - Old Town, project: Vydrica

Area: apartment 30 m<sup>2</sup>, loggia 9 m<sup>2</sup>

Floor: 2nd / with elevator

Furniture: completely superior furnished

Monthly operating costs: 250 EUR including TV connection and internet

Parking: reserved parking space in the garage

Availability: available immediately

### DISPOSITION

Entrance hall, bathroom with toilet, spacious room with kitchenette with electrical appliances, large loggia, separate area with bed

### LOCALITY

- Direct location in the center of Bratislava under the castle
- Proximity to the Danube embankment and the historic city center
- Excellent accessibility on foot, by public transport and by car
- Connection of city life with nature and public spaces
- Complete civic amenities right in the neighborhood
- A representative and prestigious address suitable for both living and business



**Mgr. Martin Kokavec**

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+421 948 712 555

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## BENEFITS

- Location in the center - under Bratislava Castle, by the Danube, historical center within walking distance
- Multifunctional district - housing, offices, shops, gastronomy, services and cultural spaces in one place
- Greenery and ecology - green roofs, vegetation elements, tree planting, more pleasant microclimate
- Quality architecture - design by renowned architects, high standard of materials and design
- Parking and transportation - underground garages, pedestrian access to public transport, connection to city roads and the embankment
- Historic atmosphere - revitalization of Podhradie with an emphasis on the historical context and new public spaces
- Investment potential - limited supply of premium apartments, high demand and growth in value over time
- Complete civic amenities - retail units, shops, restaurants and services directly in the district

## PRICE

Rent 900 EUR/month + utilities 250 EUR (including TV connection and internet)

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