1-bedroom apartment
Polianky, Bratislava-Dúbravka

720 €/month

Business name: HERRYS s. r. o.

HERRYS - BRAND-NEW 2-BEDROOM APARTMENT WITH A LARGE LOGGIA (13.31 M²), PARKING, AND A STORAGE ROOM - ČEREŠNE

HERRYS Real Estate Agency is offering, exclusively for rent, **a brand-new, never-before-occupied 2-bedroom apartment (51.58 m²) in the highly regarded Čerešne – Polianky development.**

This modern apartment is located on the 6th floor and, thanks to its southwest orientation, is pleasantly bright. It comes fully furnished, with ample storage space and a premium environment that will satisfy even the most discerning client.

The apartment's and project's biggest advantages:

- First Tenant: You'll enjoy the benefit of a brand-new, clean, and previously unused space.
- Vibrant Community and Relaxation: A gated courtyard with a water lagoon, community gardens, and great amenities (café, barbershop, dental clinic, etc.) right on the premises.
- Spacious loggia (13.31 m²): Accessible from both the living room and the bedroom—perfect for morning coffee or evening relaxation.
- Maximum comfort: Both living areas have individual air conditioning. The kitchen is fully equipped with all appliances, and the layout features a practically separate bathroom and toilet.
- Versatile living room: The sofa in the living room is a pull-out sofa and can easily be extended with an additional section (available) if needed.
- Everything included: A private garage space, a basement storage unit, and internet access are already included in the price.

Excellent location and accessibility:

This residence combines an active lifestyle with good access to the city. In the immediate vicinity, you'll find sports facilities, a swimming pool, and bike paths. Thanks to direct access to the bypass, you can reach the city center in no time, and the Bory Mall shopping center is just a 10-minute drive away.

The apartment is available immediately and is ideal for a single person or a couple without pets.

DISPOSITION

The apartment consists of an entryway that flows seamlessly into the living room, which is connected to the kitchenette. The layout is complemented by a separate bedroom. Both the living room and the bedroom offer direct access to a spacious loggia. There is also a separate bathroom with a washing machine and a separate toilet.

Bc. Katarína Labáthová, MBA
katarina.labathova@herrys.sk
+421 948 712 888
Ad ID: KL15

LOCALITY

The Čerešne na Poliankach project offers residents a high standard of living with enclosed, landscaped courtyards, a water lagoon, and relaxation areas. Various sports facilities, a swimming pool, an outdoor swimming area, and the Dúbravka Winter Stadium are located in the immediate vicinity. You'll find both a Kaufland and a Lidl in the area. The location boasts excellent transportation access thanks to its **direct connection to the D2 highway bypass.** The Patrónka business district is just a few minutes away, while the city center and the **Bory Mall shopping center** are about 10–15 minutes away.

BENEFITS

- **The apartment has not yet been occupied**
- **Full amenities, including a garage parking space and a basement storage unit**
- **Practical floor plan and fully equipped, including air conditioning and all appliances**
- **Spacious loggia with an area of 13.31 m²**
- **Modern neighborhood with a wide range of sports and recreational opportunities**

PRICE

Rent: 720 EUR Expenses: 250 EUR Security deposit: 970 EUR

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