

1-Bedroom Apartment with a 16 m² Terrace – Ideal for Expats

999 €/mesiac

Kraj:	Bratislavský kraj
Okres:	Bratislava I
Obec:	Bratislava-Staré Mesto
Ulica:	Gunduličova 3
Druh:	Byty
Typ bytu:	2-izbový byt
Typ:	Prenájom
Úžitková plocha:	

PODROBNÉ INFORMÁCIE

Status:	aktívne	Terasa:	áno
Vlastníctvo:	osobné	Rok poslednej rekonštrukcie:	2024
Priechodná izba:	áno	Počet poschodí od prízemia vyššie:	1
Úžitková plocha:	62 m ²	Pozícia:	vyššie poschodie
Zastavaná plocha:	62 m ²	Poschodie:	1
Podlahová plocha:	62 m ²	Celková plocha:	78 m ²
Stav:	úplne prerobený	Terasa plocha:	16 m ²
Počet izieb:	2	Počet terás:	1
Typ budovy:	tehla	Vykurovanie - centrálné:	áno
Typ výbavy:	čiastočne vybavený	Internet:	áno

POPIS NEHNUTEĽNOSTI

Spacious 1-Bedroom Apartment with a 16 m² Terrace in Bratislava's Historic City Centre – Ideal for Expats

We are pleased to offer for rent a spacious and bright 1-bedroom apartment with a separate kitchen and a generous terrace, located on Gunduličova Street in Bratislava's Old Town (Staré Mesto), in a highly desirable area of the historic city centre, close to the Presidential Palace.

The apartment is situated on the 1st floor of a five-storey residential building. Fully renovated in 2024, it offers comfortable living with modern amenities, a practical layout, and the charming

atmosphere of Bratislava's historic Old Town.

The apartment is south-facing and overlooks a quiet inner courtyard, providing plenty of natural light and a peaceful environment despite its central location.

One of its standout features is the approximately 16 m² terrace, directly accessible from the living room and overlooking the neighbouring courtyard. It provides an inviting outdoor space for relaxing, enjoying a morning coffee, or spending time in the fresh air.

Air conditioning ensures comfort during the warm summer months.

The apartment is particularly suitable for a couple or a small family with one child. Dogs are welcome.

Key Features

1-bedroom apartment with a separate kitchen (2 rooms in total)

Spacious terrace of approximately 16 m²

1st floor of a five-storey residential building

Fully renovated in 2024

South-facing, overlooking a quiet inner courtyard

Air conditioning

Separate kitchen with a breakfast bar

Spacious living room with direct terrace access

Separate bedroom

Bathroom with a bathtub

Wooden flooring

Built-in storage

Additional furnishing available upon agreement with the landlord

Parking available near the building for an annual fee of €150, subject to eligibility for a residential parking permit, including registered permanent residence

Dog-friendly accommodation

Security deposit: €1,200

Available from 1 December 2026

Layout and Amenities

The apartment features a practical and well-designed layout, with generously sized rooms and plenty of natural daylight.

Thanks to the separate kitchen, the living room remains a fully functional and comfortable living space, allowing future tenants to arrange and furnish it according to their individual preferences.

The apartment underwent a complete renovation in 2024. Air conditioning and built-in fittings provide excellent conditions for comfortable long-term living.

The property is offered without freestanding furniture. However, additional furnishing can be arranged with the landlord according to the needs of the future tenants.

This flexibility makes the apartment particularly appealing to tenants who wish to bring their own furniture, as well as those who would prefer certain furnishings to be provided.

Location – Gunduličova Street, Bratislava Old Town

Gunduličova Street is situated in one of Bratislava's attractive residential neighbourhoods within the historic city centre, close to the Presidential Palace, Hodžovo Square, and the prestigious Palisády area.

The location offers excellent amenities and convenient walking access to everything needed for everyday life.

Nearby facilities include grocery stores, supermarkets, pharmacies, healthcare services, banks, cafés, restaurants, and a wide range of other services.

Convenient shopping options include the Terno grocery store on Lermontovova Street, as well as BILLA and Lidl supermarkets in the Hodžovo Square area.

Families with children will appreciate the availability of kindergartens and primary schools in the surrounding Palisády neighbourhood and historic city centre.

Excellent Public Transport Connections

The nearby Hodžovo námestie and Suché múro public transport stops provide convenient access to bus, trolleybus, and tram services.

Thanks to its central location, the apartment offers excellent connectivity throughout Bratislava, making it easy to enjoy city life without the need for a car.

Parking

An additional advantage is the possibility of parking near the residential building for an annual fee of €150, provided the tenant meets the requirements for obtaining the relevant residential parking permit, including registered permanent residence.

Green Spaces and Leisure

The nearby Presidential Garden is an ideal place for walks, relaxation, and enjoying greenery in the heart of the city.

Bratislava's historic centre, with its cultural landmarks, galleries, theatres, restaurants, and cafés, offers a wide variety of leisure and entertainment opportunities.

The neighbourhood combines the convenience of city-centre living with the atmosphere of an established residential area.

Rental Terms

The apartment is ideal for a couple looking for comfortable and spacious accommodation in central Bratislava, or for a small family with one child.

Dogs are welcome, making this property an attractive option for tenants wishing to share their home with their four-legged companion.

Security deposit: €1,300

Availability: From 1 December 2026

Furnishing: Additional furniture can be provided upon agreement with the landlord

Parking: Subject to permit eligibility, with an annual fee of €150

Your New Home in the Heart of Bratislava

This apartment on Gunduličova Street is an excellent choice for tenants seeking long-term accommodation in Bratislava's historic city centre, with convenient access to everyday amenities, excellent public transport connections, and the added benefit of a private outdoor terrace.

Its combination of a central location, generous living space, modern renovation, peaceful courtyard orientation, and flexible furnishing options makes it particularly appealing to international professionals, expats, couples, and small families.

Contact us today to arrange a viewing. We will be happy to show you the apartment in person and provide any additional information you may need.





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