

House Five-bedroom (6+kk)

Ask for price

318 m², Bratislava III, Nové Mesto, Merlotová



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Total area	318 m ²
Plot	717 m ²
Foot print	116 m ²
Floor area	226 m ²
Terrace	48 m ²
Parking	on a fenced plot for 2-3 cars
Garage	44 m ²
Cellar	-
PENB	A
Reference number	106413

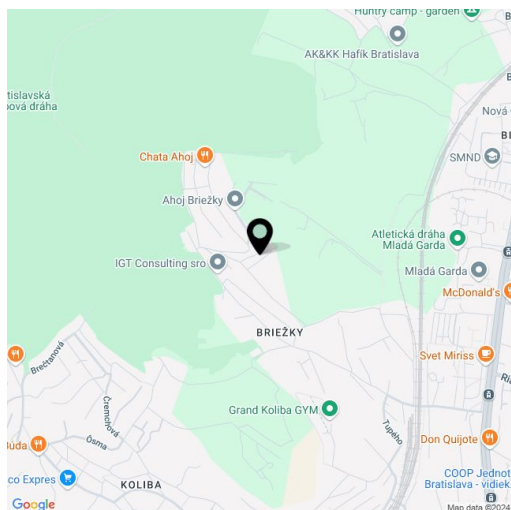
New build detached house exclusively for sale with amazing views and a 717 m² plot. The house is tastefully set into the terrain and features modern technologies, a landscaped garden, and maximum privacy in a quiet location within easy reach of the center of Bratislava.

On the ground floor there are three bedrooms, a utility room, two bathrooms, and a toilet. On the first floor is a large living room connected to the kitchen and dining area, and a master bedroom with an en-suite bathroom and toilet. The living room has access to the generous **terrace** (48 m²) and garden. The house has high ceilings, which enhance the feeling of spaciousness.

Tasteful and timeless facilities include wooden floors, a **fireplace**, large-format Wicona windows with exterior blinds, or a custom-built kitchen with quality appliances from Bora, Bosch, and Electrolux. The house has overhead cooling, a sewage treatment plant, and its own well on the property. Detached 2-car garage with additional parking within the fenced lot for 2-3 cars.

The location surrounded by greenery ensures quiet living in absolute privacy. The proximity of **Kamzík** offers a wide range of opportunities for active relaxation, and the location above Koliba guarantees excellent accessibility to the city center by car or public transport.

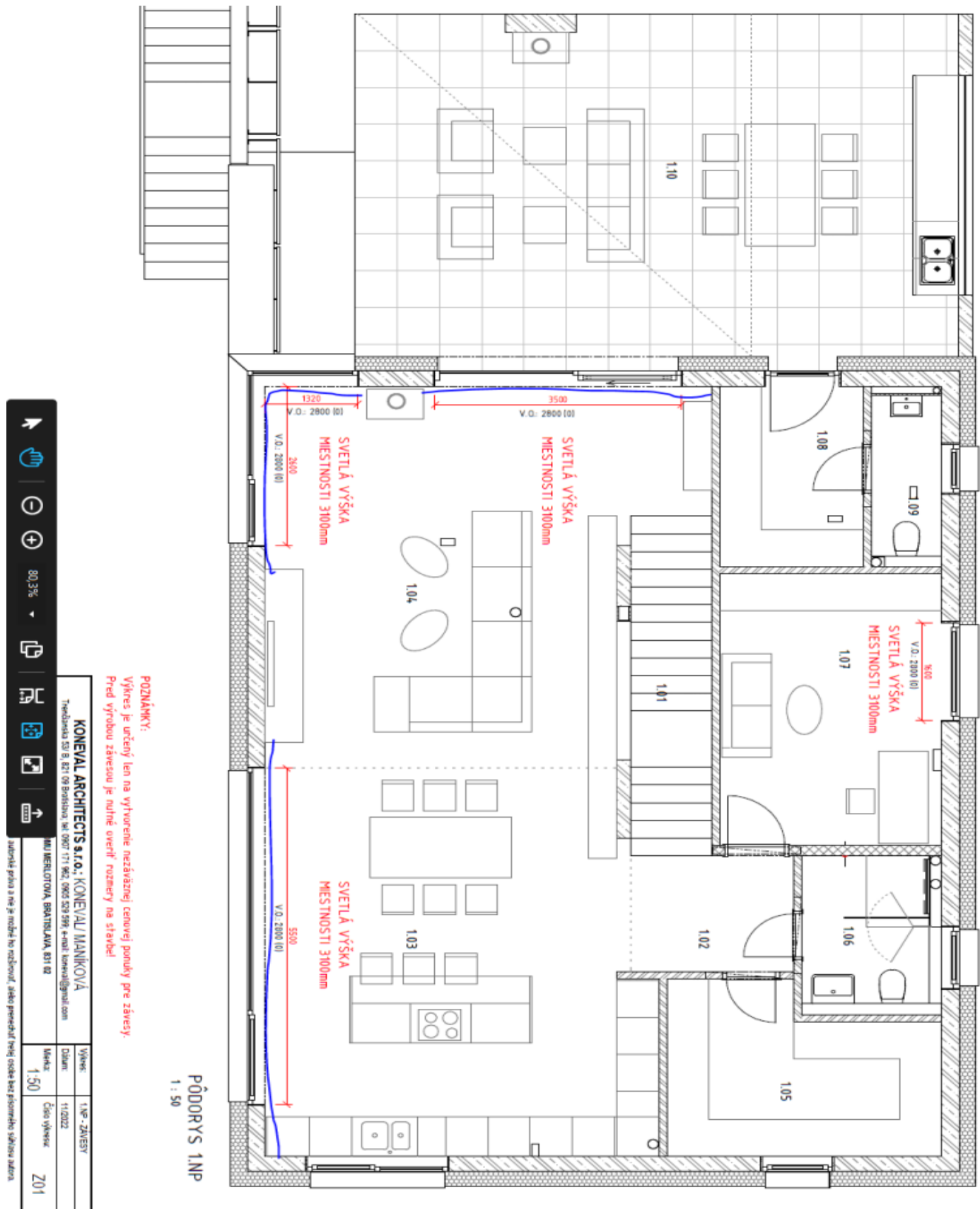
Interior 226 m², terrace 48 m², garage 44 m², land 717 m²



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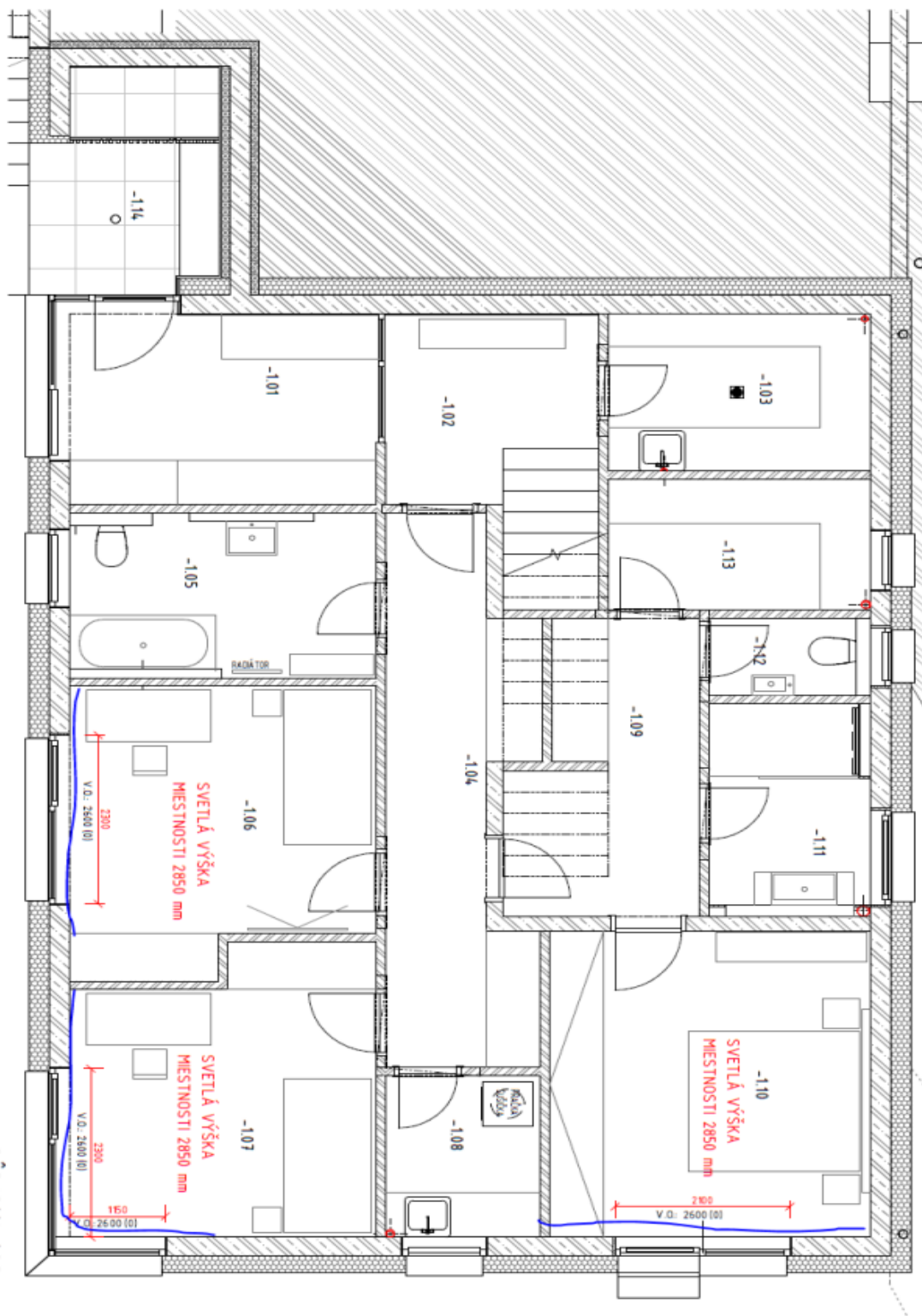
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POZNÁMKY:
 Výškes je určený len na vytvorenie nezáväznej cenovej ponuky pre závesy.
 Pred výrobou závesov je nutné overiť rozmery na stíhbel!

KONEVAL ARCHITECTS s.r.o.; KONEVAL MANKOVÁ
 Trnávská 53/B, 821 09 Bratislava, tel: 0907 171 962, 0905 529 598, e-mail: koneval@gmail.com
 MAJ MERLOTOVÁ BRATISLAVA, 831 02

Výškes:	1,9P - ZHŤESY
Dátum:	11.02.22
Mekka:	1,50
Číslo výškes:	Z02

autorské práva a nie je možná ho rozširovať, zásko previesť iným spôsob bez písomného súhlasu autora.

PÔDORYS 1.PP
1 : 50

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