



House Six-bedroom (7+1)

855 m², Bratislava I, Staré Mesto

Ask for price





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Plot	1 685 m²
Parking	Double garage and three parking spaces in front of the house
Garage	Yes
Cellar	Yes
PENB	G
Reference number	101959

This luxurious villa, spread over five floors, combines an excellent location with a generous interior and exterior, dominated by a Tuscan garden with a fountain and sculptures designed by Vittorio Brunisso. The villa has a swimming pool, wellness area, cinema room, or wine cellar and is located in a prestigious address in Old Town in the immediate vicinity of Mountain Park.

On the lowest basement level of the villa is a double garage and spacious entrance hall with a majestic staircase and **elevator**. The upper basement consists of a relaxation area with a **cinema room** and a hanging fireplace, a vaulted **wine cellar**, a toilet, a utility room, and a **wellness area with a Finnish sauna and Jacuzzi** with a glass roof. From the relaxation area it is possible to enter directly into the garden. On the ground floor of the house is a living room with a **fireplace** with access to the **terrace**, a dining room, a kitchen with premium **Miele** appliances, a pantry, a utility room with a laundry area, a storage room, a separate toilet, and a walk-in closet. The second floor of the house features a spacious room with a **bio-fireplace** and French balcony and two bedrooms with **en-suite bathrooms**. The master bedroom's terrace has access to the garden and pool. In the **attic** (2nd floor) is a bedroom with an en-suite bathroom, walk-in closet, and a separate 2-room apartment with a kitchen.

Facilities consist of **underfloor heating**, exterior **electric aluminum blinds**, ceiling cooling, intelligent home system, audio system, camera system, alarm system, video doorman on each floor, and unique light fixtures made of **Murano glass**.

The sloping plot with historical elements is full of landscaped greenery, terraces, a **swimming pool**, a gazebo, a **fountain**, and stone statues from 1919–1932, when the property was owned by **Vittorio Brunisso**, an artistic stonemason of Italian origin, who designed the **garden himself in the spirit of the Baroque gardens** in Tuscany. He was inspired by one of the most beautiful gardens in the world, the **Isolla Bella garden** located on an island in the middle of Lake Maggiore.

The location, which could easily be called a natural **oasis of peace in the middle of Bratislava's Old Town**, offers complete civic amenities and easy access to the historic city center. Mountain Park, located in the immediated vicinity, is one of the oldest public parks in Bratislava.

Land 1,685 m², interior 855 m².

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LEGENDA MIESTNOSTI

ČÍSLO MIESTNOSTI	NÁZOV MIESTNOSTI	PLACHA	PODLAHA	STROP	STROP	PODLAHA
03.01	DAVEŤE	16,80 m ²	KERAMICKÁ			
03.02	STANOVISKO PRE SMETNÉ NÁDOBY	3,50 m ²	KERAMICKÁ			
03.03	SCHODISKOVÁ HALA	41,02 m ²	KERAMICKÁ			ALUMINIOVÝ PROFIL
03.04	OKUŠAR	9,01 m ²	KERAMICKÁ			

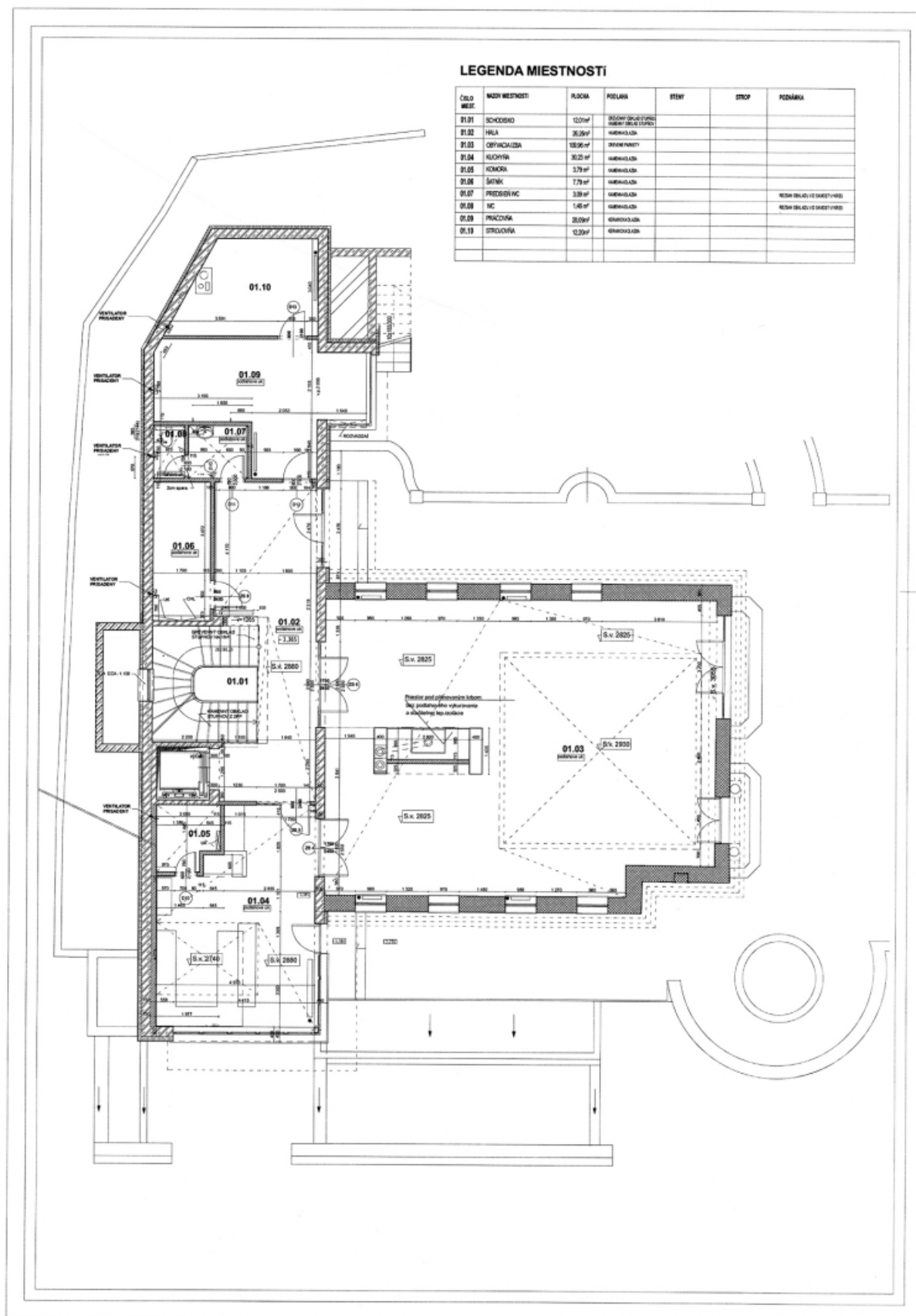
The figure is a detailed architectural floor plan of a building section. It shows four main rooms labeled 03.01, 03.02, 03.03, and 03.04. Room 03.03 is a large central hall (SCHODISKOVÁ HALA) with a staircase. Room 03.04 is a kitchen (OKUŠAR) with a sink and stove. Room 03.02 is a small room (STANOVISKO PRE SMETNÉ NÁDOBY) with a trash bin. Room 03.01 is a small room (DAVEŤE) with a door. The plan includes various dimensions, door and window symbols, and a dashed outline of the building's footprint. The drawing is in black and white, with technical annotations in Slovak.



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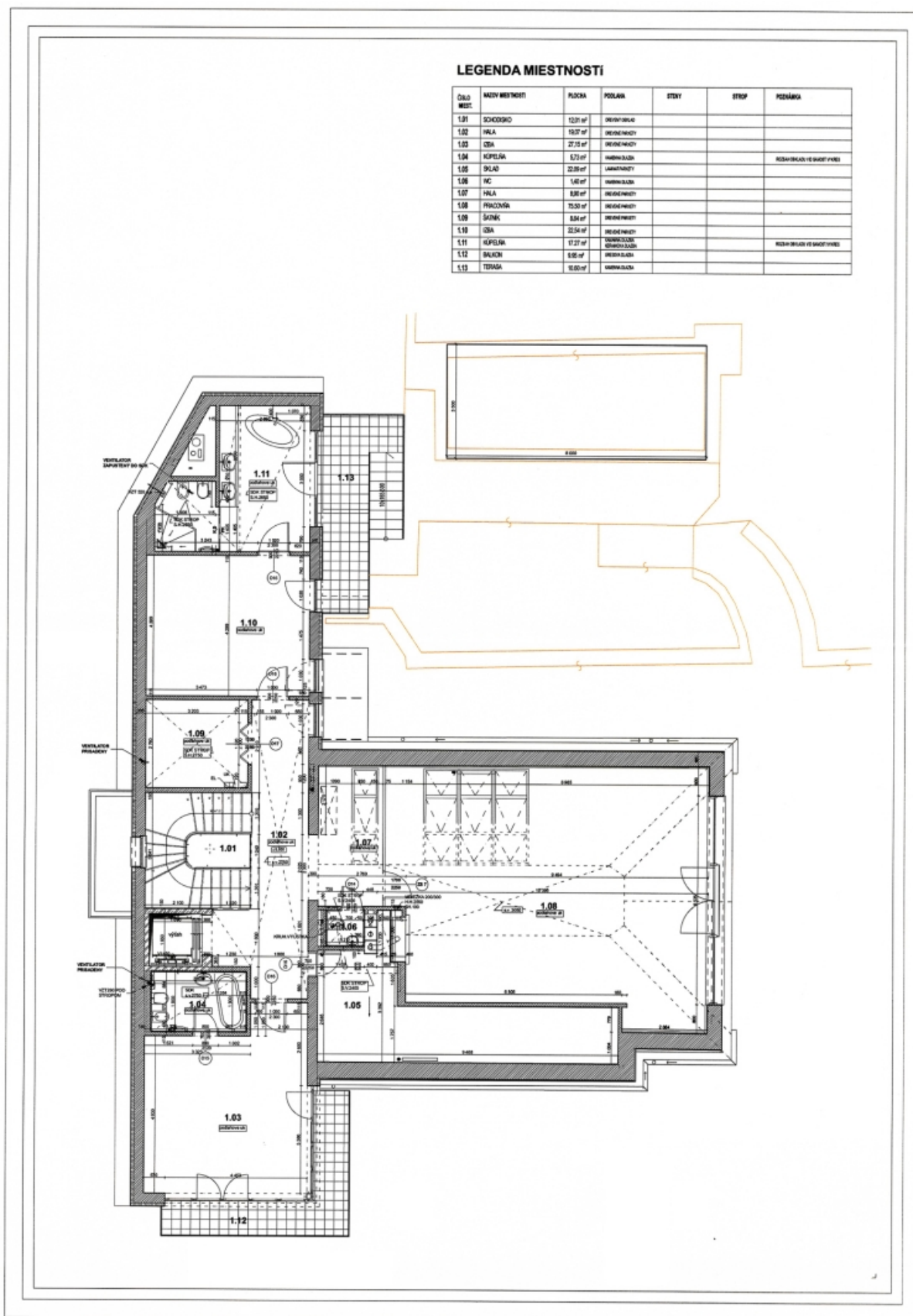




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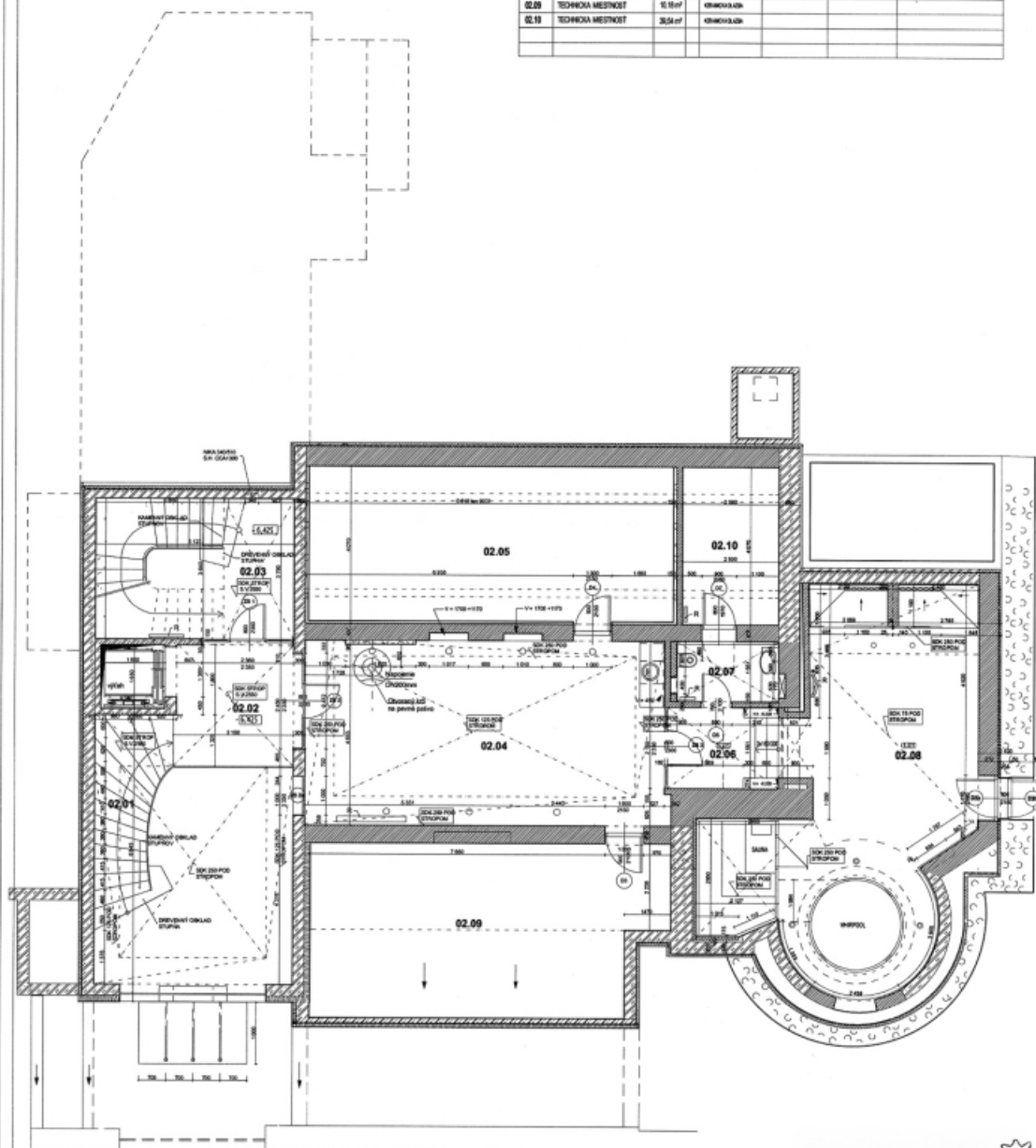
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ČÍSLO MIESTNOSTI	NÁZOV MIESTNOSTI	PLOCHA	PODLAHA	STĚNY	STROP	POSADKA
02.01	SKLADOVÝ VSTUP	10.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.02	PODIEŠA	5.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.03	SKLADOVÝ VSTUP	10.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.04	KLUB	40.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.05	VÝRNA PRÁRKA	30.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.06	CHODBA	5.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.07	WC	3.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.08	RELAXAČNÁ MIESTNOSŤ	11.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.09	TECHNICKÁ MIESTNOSŤ	10.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA
02.10	TECHNICKÁ MIESTNOSŤ	30.00 m²	1. POSADKA	1. POSADKA	1. POSADKA	1. POSADKA





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