



House Three-bedroom (4+kk)

Sold

165 m², Bratislava III, Bratislava





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Plot	211 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	102097

This four-story terraced house with a basement is located opposite Vivo in the Polus Shopping Center within walking distance of Kuchajda Lake, offering easy accessibility by car or public transport. The house includes a garden and a garage.

The layout of the house consists of a ground floor with an entrance hall with a separate toilet (with a sink) and a living room with a kitchen, dining area, and access to the **garden**. The first floor has a spacious room (originally two separate rooms), a bathroom with a bathtub, toilet, and bidet, and a **walk-in wardrobe**. The second floor features an **air-conditioned** bedroom with a study and in the basement, there is a **cellar**, utility room with a Junkers gas boiler and storage tank, and a laundry room.

The house is equipped with plastic windows, exterior shutters, and an alarm system.

Parking is available on the premises as well as in the **garage**.

An excellent location in a practical area offering a full range of services within walking distance in the Vivo shopping center. A **swimming pool**, the **wellness facilities** in Pasienky, and **Kuchajda Lake** provide active relaxation opportunities. It is also conveniently close to public transportation stops, including a tram line directly connected to the historic city center.

Gross floor area 227 m², plot 210 m².