



## House Three-bedroom (4+kk)

€ 1 750 000 | CZK 42 516 250

450 m², Križovany nad Dudváhom, Trnava





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Plot	6 600 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	105411

**This designer family villa with a swimming pool, sauna, its own vineyard, pond, and a piece of forest consists of several buildings that are spread over a large plot of land. Located only 35 minutes from Bratislava, it provides absolute privacy and will satisfy the needs of even the most demanding clientele.**

The layout of the family house in the day zone consists of a foyer with a **wardrobe** and hidden storage space, a spacious living room with a **fireplace** and **views of the garden**, a separate fully equipped kitchen, and a dining area separated from the social zone by a wall with a built-in television. The kitchen has its own pantry with a hidden door. The separate night zone on the first floor consists of a master bedroom with access to the **terrace and pool**, and a bathroom with a spacious shower and private toilet. The space is completed by another toilet and a spacious laundry room with a **Miele** washing machine and dryer. A **designer staircase** flanked by a wall with modern wiring and lighting leads to the second floor with a gallery with entrances leading to two identical bedrooms with **balconies**. On the first floor is a spacious bathroom with a **backlit bathtub**, a shower, a **sauna**, and a **heated lounge**. The bathroom has its own **balcony** with views of the **greenery**.

In the separate basement of the family house is a social area, a dining room with a kitchen, a **wine bar**, and utility facilities.

The **high-standard facilities** include large-format aluminum windows with triple glazing, **wooden parquet floors**, **ceiling cooling**, **underfloor heating** (also in the garage), and a **fireplace**. The kitchen is fully equipped with **Miele** appliances and a hob with a built-in extractor hood by **BORA** and **HANSGROHE**. The exterior includes a **bioclimatic pergola** with **backlighting** and **brightness control**, **electric screening blinds**, **exterior heaters**, or a **sound system**. Garage and entrance gates are remote control and there is a **smart irrigation system**. The **infinity pool** has a **hot tub platform** and a relaxation area with sunbeds, under which technical facilities are located. The pool has an **electric solar roller blind** cover. The entire property is secured by a security system.

In addition to the maintained **ornamental part**, the garden also offers a **vineyard** with **240 vines of Tramin Red and Sauvignon Blanc varieties**, as well as **100 fruit trees**. A fully equipped **summer kitchen with air-conditioning and views of the garden** is located in the vineyard. A **garage for a garden tractor**, a brick **fireplace** with a seating area, or a **children's playground** are part of the property. In the lower part of the plot is a **pond** that traverses the entire plot and a bridge leading to



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a private **well-maintained forest**. There is also a brick **garden house** and a rear entrance gate.

The total floor area of the family house is 450 m², of which 280 m² is built-up. Approved in 2021.

The village of Križovany nad Dudváhom is only a **5-minute drive from Trnava** and approximately **30 minutes from Bratislava**. The village is characterized by a rich cultural and **social life** with many interesting destinations for trips or cultural experiences within 10 km. These include a number of **museums**, historic **monuments**, and **swimming pools**, as well as an agricultural farm that offers activities for **lovers of horses and riding**.