



## House Six-bedroom (7+1)

543 m², Bratislava III, Nové Mesto, Bárdošova

Ask for price







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Total area	543 m <sup>2</sup>
Plot	1 276 m <sup>2</sup>
Foot print	182 m <sup>2</sup>
Floor area	433 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	105 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	E
Reference number	107427

**Elegant 7-bedroom villa with a private wellness spa, large garden, and panoramic views of Bratislava situated in a premium location—Bárdošova Street. This address provides future owners not only excellent accessibility to the city center, but also privacy as it's surrounded by greenery and other premium residences. Facing southwest and tasteful set into a hillside, the villa offers magnificent views of the surrounding scenery and a generous amount of natural light throughout the day.**

The villa has three floors with a total usable area of 410 m<sup>2</sup>: A **basement** with a **wellness** area with a swimming pool, infrared sauna, home gym, utility room, storage rooms, and a cozy wine bar. On the **ground floor** is a **separate 3-bedroom apartment** with a bedroom, study, spacious living room, kitchen, bathroom, and separate toilet, complemented by a **south-facing terrace** overlooking the garden. The **1st floor** consists of a separate **4-bedroom apartment** with the same layout as the ground floor, plus a generous sunny terrace, and an extra bedroom. It therefore provides perfect conditions for multi-generational living or comfortable guest accommodation.

The villa is situated on a sloping plot (1,276 m<sup>2</sup>), which includes a terraced carefully maintained garden with views of the city. Its unique exterior features include a charming wine cellar set into the northern part of the property. The offer also includes a **separate two-story house** (1-bedroom layout) with a usable area of 70 m<sup>2</sup>.

Parking is provided by a **double garage** and there are two additional parking spaces on the property.

Located on the border of Kramárov and Koliba, in an area providing comfortable and private urban living surrounded by greenery, but with quick access to full amenities. In the vicinity there are shops, Gaštanica Park, Mountain Park, a hospital, and schools. Great accessibility to the center of Bratislava.

Interior 433 m<sup>2</sup>, land 1,276 m<sup>2</sup>, terraces 105 m<sup>2</sup>

