



## House Five-bedroom (6+kk)

450 m<sup>2</sup>, Bratislava I, Staré Mesto, Timravina

Ask for price

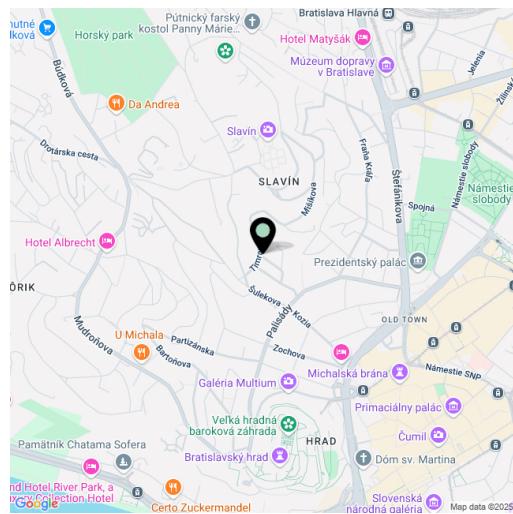




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Plot	545 m <sup>2</sup>
Parking	Parking in the garage and also on the plot.
Cellar	-
PENB	A
Reference number	109468



**This timeless First Republic villa from 1924 is situated in one of the most elegant parts of Bratislava, in the residential district on Timravina Street. The villa, with a usable area of 450 m<sup>2</sup>, underwent a complete renovation in 2023 under the supervision of a renowned architect. The combination of timeless architecture, modern technologies, and a prestigious address makes this property a unique place for both living and representative purposes.**

The **four-story villa** features six rooms, four bathrooms, and three separate toilets. The ground floor hosts an airy day zone with a kitchen, dining room, and a living room with a **fireplace** and access to the **terrace**. The first floor includes a master bedroom with an en-suite bathroom and walk-in closet, an additional bedroom, and a study. The attic offers two bedrooms, a bathroom, and a playroom. The basement includes a social room with direct access to the **garden**, a guest apartment, and a flexible space suitable for a wellness area, an office, or a studio.

The villa is equipped with an **elevator** connecting three floors, underfloor heating, ceiling **cooling**, and modern technical facilities including a gas boiler. Renovated **original wooden windows** are complemented by aluminum windows on the ground floor. Custom-built furniture, wooden floors, and designer lighting create an atmosphere of elegance and comfort. The exterior features a landscaped garden combining new plants with mature trees. Parking is provided by a **garage** and four on-site parking spaces.

**Timravina Street** in Old Town is a prestigious address with excellent access to the city center, within walking distance of Mountain Park and the embassy district. Its quiet and secure surroundings offer ideal conditions for elegant living or a company's headquarters. This villa represents a perfect combination of exceptional comfort, architectural value, and a prime location.