



House Seven-bedroom (8+kk)

Ask for price

632 m², Bratislava I, Bratislava, Fialkové údolie





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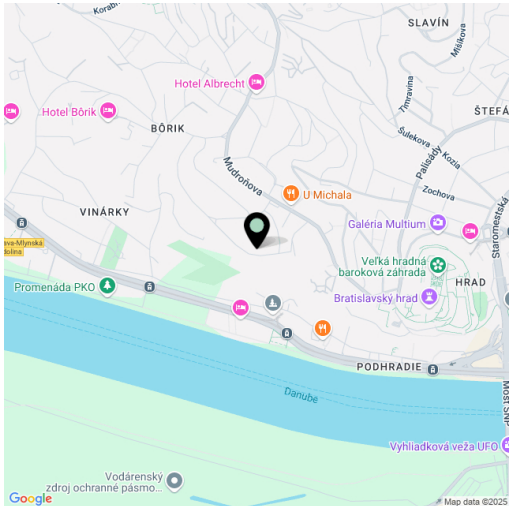
Total area	632 m²
Plot	574 m²
Foot print	144 m²
Garden	430 m²
Floor area	494 m²
Balcony	7 m²
Terrace	64 m²
Parking	Yes
Cellar	-
PENB	A
Reference number	109765

At a prestigious address on Castle Hill, in the heart of Bratislava's Old Town, we offer for sale this timeless seven-bedroom villa with a generous interior, sophisticated design, and panoramic views of the Danube River and Austrian foothills. This exceptional 2010 property represents a unique combination of modern comforts, understated luxury, and total privacy in one of the capital's most sought-after locations.

The villa is divided into **three floors** connected by an elegant staircase. The **entrance level** features 2 separate garages (for 3 and 2 vehicles), a grand entry hall, a study, a guest toilet, and a spacious living room with a **fireplace** and unique views, all seamlessly connected to the dining area, which has access to a terrace with a grill and a kitchen equipped with Miele appliances, an American-style refrigerator, and a genuine stone countertop. A practical pantry is also included. The **upper floor** consists of 2 separate bedrooms, each with a walk-in closet, bathroom, make-up area, and access to a **terrace**. This level also includes a generous laundry room and additional storage spaces. The **lower floor** houses a spacious **home gym**, 2 multifunctional rooms, a utility room, and direct access to the main **terrace** and flat **garden**.

The villa is outfitted with state-of-the-art technology and quality materials – **aluminum windows** with triple glazing and **exterior blinds**, **wooden parquet floors**, carpets in the bedrooms, and interior doors with a height of **240 cm**. Each bedroom has its own bathroom and walk-in closet. The entire house features a built-in **Dynaudio** sound system. Heating is provided by a gas boiler combined with solar panels, and the home is equipped with **air-conditioning**, a camera system, and an alarm. The property offers ample storage space, expansive terraces and balconies, and a harmonious 430 m² garden with ornamental trees, along with the possibility of a long-term lease of the neighboring plot to extend it.

The property is situated in a quiet and safe part of **Castle Hill**, close to the city center, yet surrounded by greenery and luxurious residences. This location offers incomparable views of the Danube River, the Austrian hills, and the Bratislava waterfront, creating a truly exceptional sense of space and uniqueness.



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Architectural floor plan of a building. The plan shows a central corridor (1.03) with a staircase (1.01) and a kitchen area (1.02). Other rooms include 1.04, 1.05, 1.06, and 1.08. Dimensions are provided for various sections. A red square is marked in the central corridor area.

ČÍSLO	NÁZOV MIESTNOSTI	PLOCHA (m ²)	PODLAHY	POVRCHOVÉ ÚPRAVY		POZNAWKY
				STĚNY	STROPY	
1.01	schodisko	11,46	drvený obklad	jemná vln.-cenn. ornika		
1.02	kuchňa	12,77	keram. dlažba	keramický obklad ve 2400	jemná vln.-cenn. ornika	
1.03	obývací hala	61,75	plik, podlaha d.	jemná vln.-cenn. ornika	jemná vln.-cenn. ornika	
1.04	kuchňa	16,23	plik, podlaha d.	jemná vln.-cenn. ornika	jemná vln.-cenn. ornika	
1.05	sklad	10,45	keram. dlažba	jemná vln.-cenn. ornika	jemná vln.-cenn. ornika	
1.06	WC	2,42	keram. dlažba	keramický obklad ve 2400	jemná vln.-cenn. ornika	

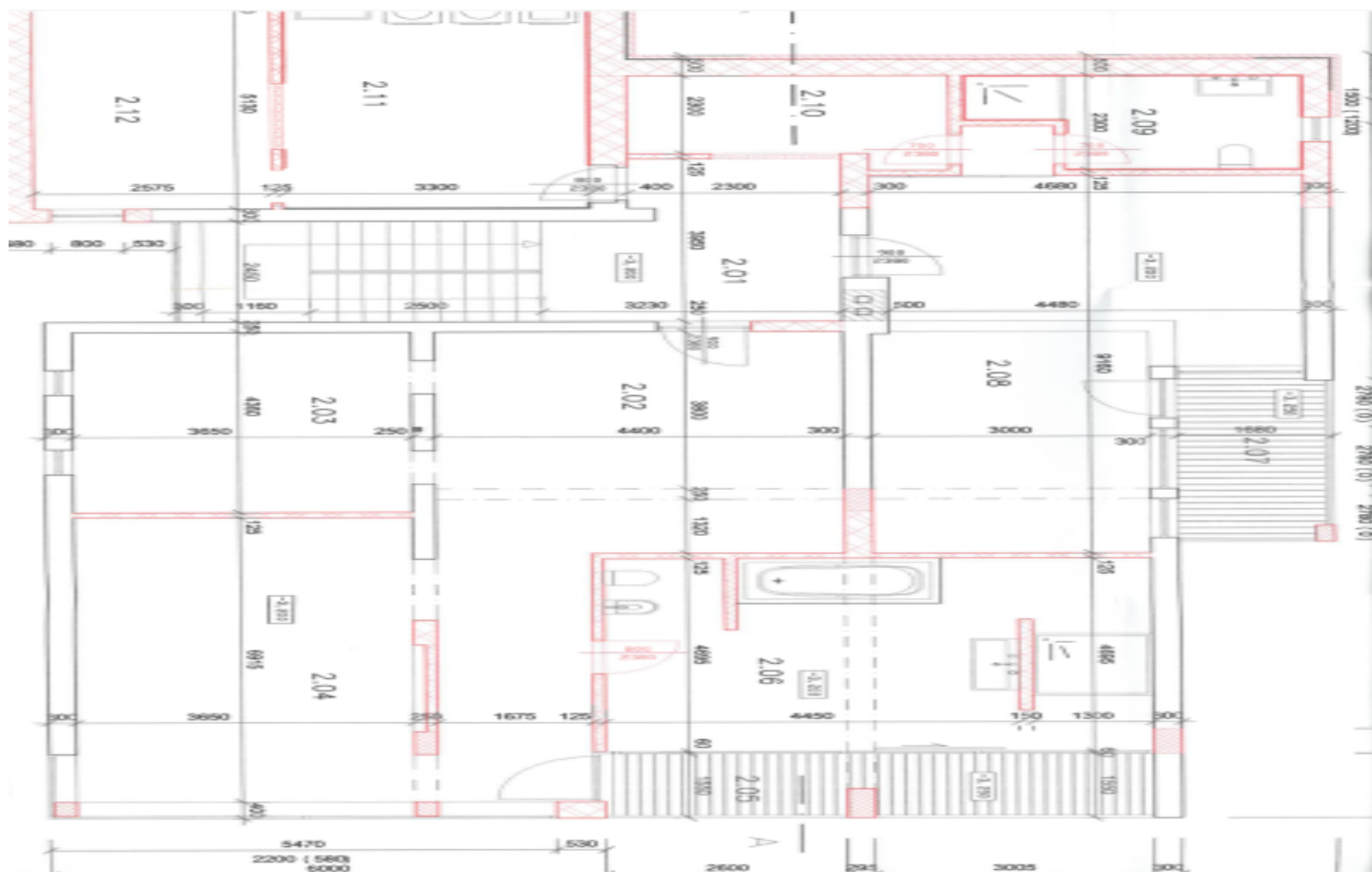
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LEGENDA MIESTNOSTÍ:

Číslo	Názov miestnosti	Plocha (m²)	Podlahy	Povrchové úpravy	Podlanka
2.01	spodňo	20,82	drevený obklad	jemná vlp.-cem. omietka	.
2.02	barňové hala	23,82	keram. dlažba	jemná vlp.-cem. omietka	jemná vlp.-cem. omietka
2.03	barňok	19,31	plyn. podlaha d.	omietka	jemná vlp.-cem. omietka
2.04	spálňa	35,31	koberiec	jemná vlp.-cem. omietka	jemná vlp.-cem. omietka
2.05	terasa	6,74	dreven. podlaha b.	.	.
2.06	kúpeľňa	29,82	keram. dlažba	keramický obklad v 2400 omietka	jemná vlp.-cem. omietka
2.07	izba	39,11	koberiec	jemná vlp.-cem. omietka	jemná vlp.-cem. omietka
2.08	balcón	6,50	dreven. podlaha b.	.	.
2.09	kúpeľňa, WC	7,11	keram. dlažba	keramický obklad v 2400 omietka	jemná vlp.-cem. omietka
2.10	barňok	7,89	koberiec	jemná vlp.-cem. omietka	jemná vlp.-cem. omietka
2.11	prádovňa	23,00	keram. dlažba	keramický obklad v 2400 omietka	jemná vlp.-cem. omietka
2.12	schodišťa	15,39	keram. dlažba	jemná vlp.-cem. omietka	jemná vlp.-cem. omietka

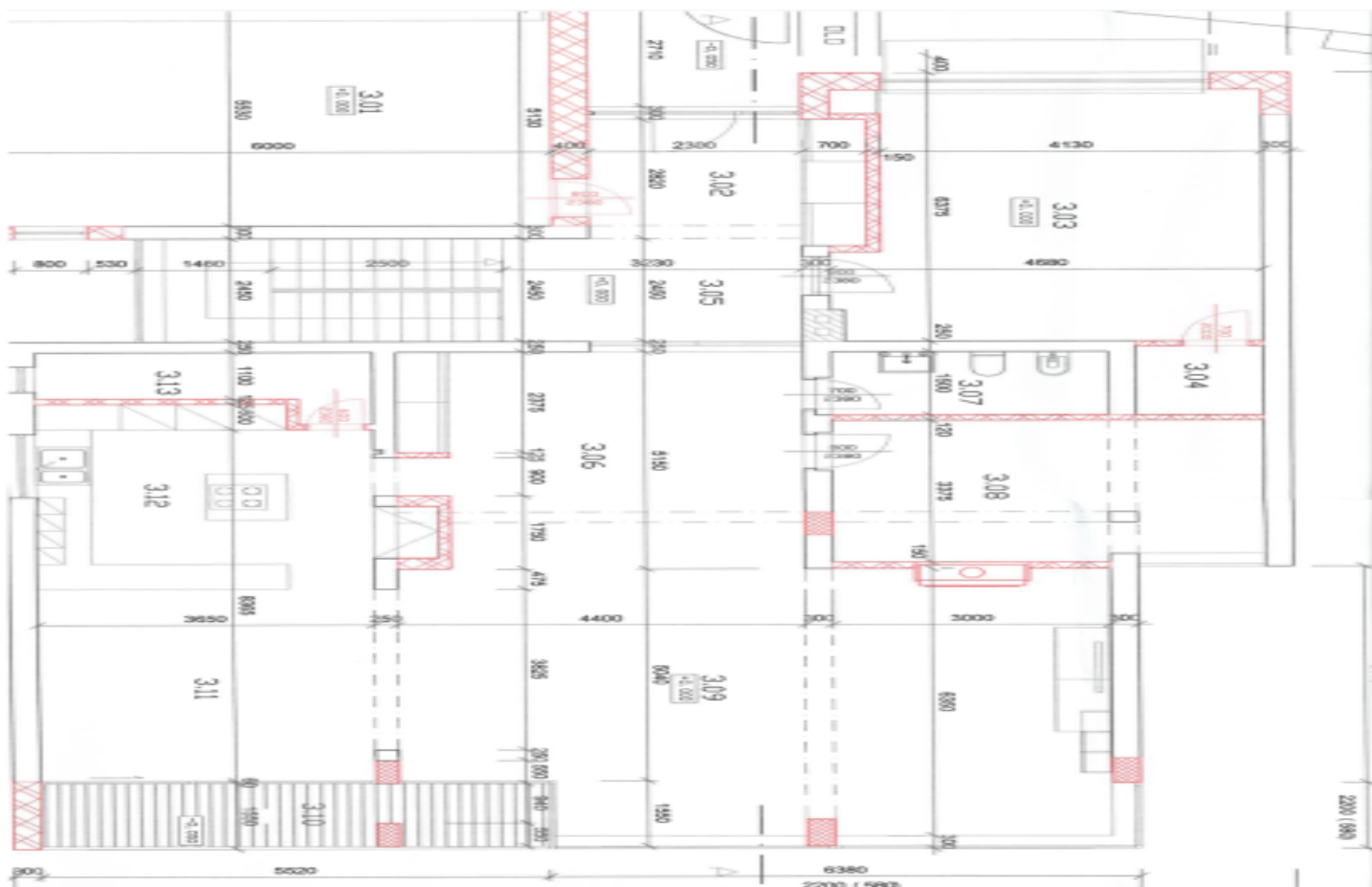
UŽITKOVÁ PLOCHA 2.NP	202,7 m²
ZASTAVANÁ PLOCHA 2.NP	241,9 m²



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ČÍSLO	NÁZOV MIESTNOSTI	PLOCHA (m²)	PODLAHY	POČÍTOVÉ ÚPRAVY		POZNÁMKA
				STĚNY	STROPY	
3.01	garáž / auto	41,2	keram. dlažba	jemná vlp.-cem. omítkou		
3.02	zabudova	8,80	přív. podlaž. d.	jemná vlp.-cem. omítkou	jemná vlp.-cem. omítkou	
3.03	garáž	26,0	keram. dlažba	jemná vlp.-cem. omítkou	jemná vlp.-cem. omítkou	
3.04	sklad	2,24	keram. dlažba	jemná vlp.-cem. omítkou	jemná vlp.-cem. omítkou	
3.05	schodiště	17,40	div. obklad	jemná vlp.-cem. omítkou		
3.06	hala	21,29	keram. dlažba	kamenný obklad v 2400	jemná vlp.-cem. omítkou	
3.07	WC	4,85	keram. dlažba	jemná vlp.-cem. omítkou	jemná vlp.-cem. omítkou	
3.08	pracovna	15,00	přív. podlaž. d.	kamenný obklad v 2400	jemná vlp.-cem. omítkou	
3.09	obývací izba	46,85	přív. podlaž. d.	jemná vlp.-cem. omítkou	jemná vlp.-cem. omítkou	
3.10	terasa	8,22	div. podlaž. b.			
3.11	ještěň	17,4	přív. podlaž. d.	kamenný obklad v 2400	jemná vlp.-cem. omítkou	
3.12	kuchynka	18,34	přív. podlaž. d.	jemná vlp.-cem. omítkou	jemná vlp.-cem. omítkou	
3.13	komora	4,48	keram. dlažba	jemná vlp.-cem. omítkou	jemná vlp.-cem. omítkou	

UŽITKOVÁ PLOCHA 3.NP	209,2 m²
ZASTAVANÁ PLOCHA 3.NP	245,5 m²