



## House Four-bedroom (5+kk)

227 m<sup>2</sup>, Bratislava I, Staré Mesto

€ 1 375 000 | CZK 33 467 500





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Total area	227 m <sup>2</sup>
Plot	604 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Loggia	17 m <sup>2</sup>
Parking	Covered parking for 4 cars
Cellar	-
PENB	A
Reference number	110706

**This modern two-story house, situated in close proximity to Mountain Park and Patrónka, offers comfortable living in a quiet residential area with quick access to the city center of Bratislava. Timeless architecture, a generous layout, and high-quality facilities create the perfect family home close to nature in one of the capital's most desirable neighborhoods.**

The ground floor features a spacious living room, a kitchen with a pantry, and a laundry room equipped with a washing machine, dryer, and a Buderus gas boiler with a storage tank. By the entrance is both a built-in wardrobe and **walk-in closet**. The first floor forms the night zone with **four bedrooms**, one of which is currently furnished as a large walk-in closet. The master bedroom includes an **en-suite bathroom** with a shower, toilet, and bidet, as well as access to a loggia. A second bathroom with both a bathtub and shower is also located on this level. There is a separate toilet on both the ground and first floor. The living room and kitchen have direct access to a terrace and a **garden** with automatic irrigation.

The house is connected to all utilities and equipped with a security system, including an **alarm and a video intercom**. A covered parking area with capacity for up to four cars is available. Facilities include **underfloor heating, cooling** with Daikin air-conditioning units, electric remote-controlled **external blinds** (fixscreens), and large-format **triple-glazed windows**.

The property is located in a highly sought-after residential area near Mountain Park and Patrónka, offering the ideal combination of nature and city living—**highway access within 5 minutes**, walking distance to popular tennis and volleyball courts, a restaurant, a Slovak elementary school, and the prestigious **Cambridge International School**. This location provides a complete family environment with a full infrastructure, sports and social amenities, while the city center is only a few minutes' drive away.

Interior 170 m<sup>2</sup>, covered parking area 101 m<sup>2</sup>, loggia 17 m<sup>2</sup> a terrace 40 m<sup>2</sup>.