



House Three-bedroom (4+kk)

Ask for price

254 m², Bratislava III, Nové Mesto





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Total area	254 m ²
Floor area	142 m ²
Terrace	61 m ²
Winter garden	17 m ²
Front garden	59 m ²
Parking	Garage parking for 2 cars for €46,000
Cellar	-
PENB	A
Reference number	111028

This modern, southeast-facing two-story villa offers peaceful and comfortable living in an impressive residential area directly below the Bratislava vineyards. With two terraces, a garden, a cellar, and the possibility of adding a winter garden and customizing the interior to your liking, it offers above-standard living with a panoramic view of the city. The sale also includes a 207 m² plot of land, which will be the exclusive property of the new owner. The villa is being sold in a **shell & core condition**.

The interior layout is practically divided into two floors with an emphasis on functionality and comfort. On the first floor, there is an entrance hall, a guest toilet, two separate rooms, a bathroom with a toilet, and a spacious living area with a living room, dining area, and kitchen. This open space flows seamlessly onto the **terrace** and **garden**. The upper floor has a master bedroom, a bathroom with a toilet, a wardrobe, and a cozy corner suitable as a reading room or study. There is also a **large terrace** on the upper floor with the possibility of installing a hot tub or summer seating area with a view of the greenery and the city skyline.

The house is built from high-quality materials and equipped with energy-saving solutions, including a heat pump and **ceiling cooling**. The house features **Cortizo aluminum windows**, a heat pump, and underfloor heating. The driveway is heated in winter. For an additional fee, **2 parking spaces** are available in a shared garage with a ceiling height of up to 4.5 m (possibility to install a car stacker, which will allow several vehicles to park) accessible **directly from the elevator**. The house is sold in a **shell & core** condition and is **connected to all utilities**—public water supply, sewerage, and electricity.

This **quiet street** below the vineyards offers a unique combination of nature and city living. It's a peaceful environment with **excellent access to the city center** and complete civic amenities in the vicinity—schools, shops, restaurants, and sports facilities.

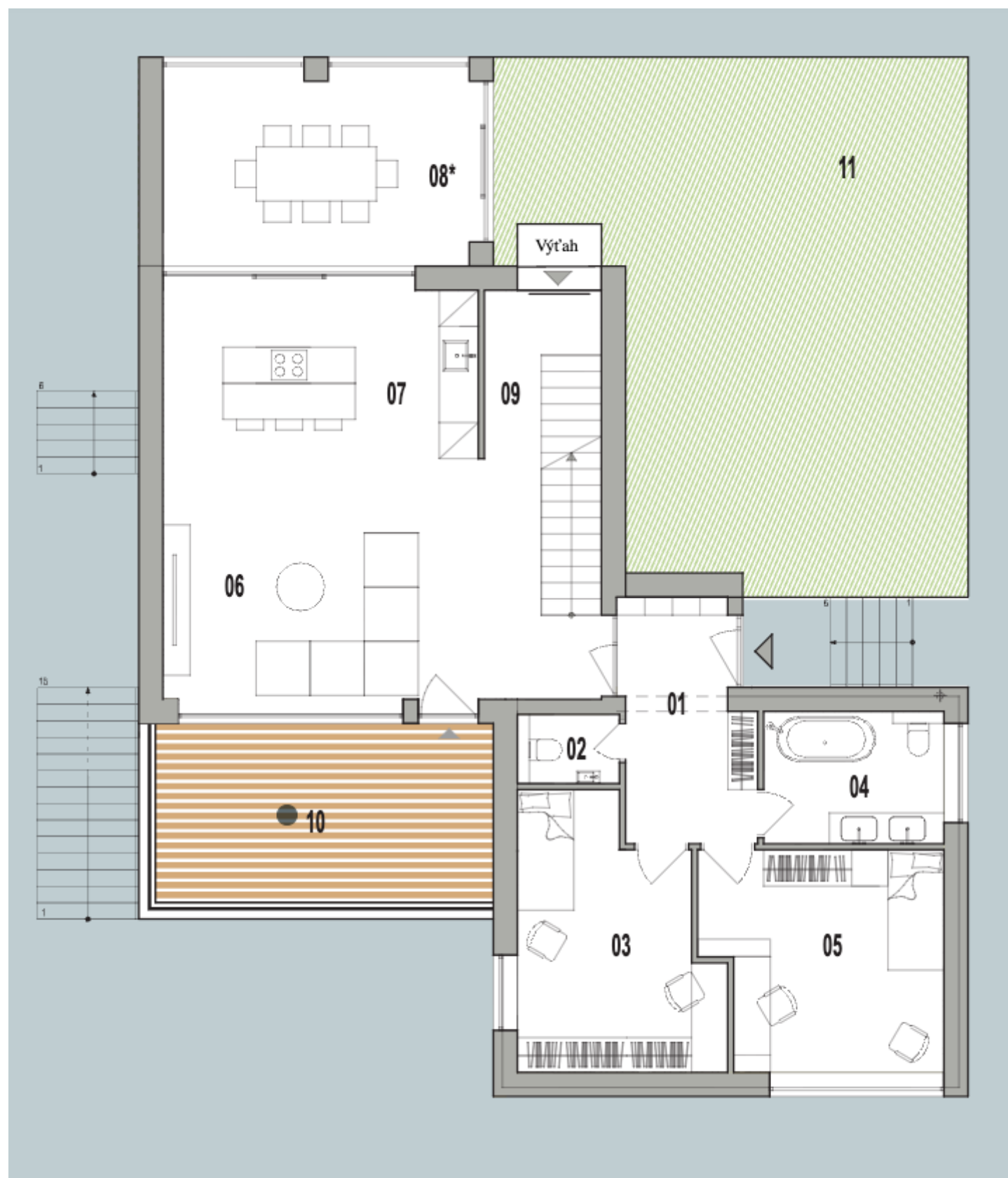
Interior 141.9 m², land 207 m², garden 136.9 m²



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01 - Vstupná chodba	6,90 m²
02 - Toaleta	2,00 m²
03 - Izba	14,70 m²
04 - Kúpeľňa s WC	6,60 m²
05 - Izba	14,00 m²
06 - Obývacia izba	26,90 m²
07 - Kuchyňa	14,70 m²
08 - Zimná záhrada *	16,50 m²
09 - Chodba	3,70 m²
10 - Terasa	17,20 m²
11 - Záhrada	59,00 m²

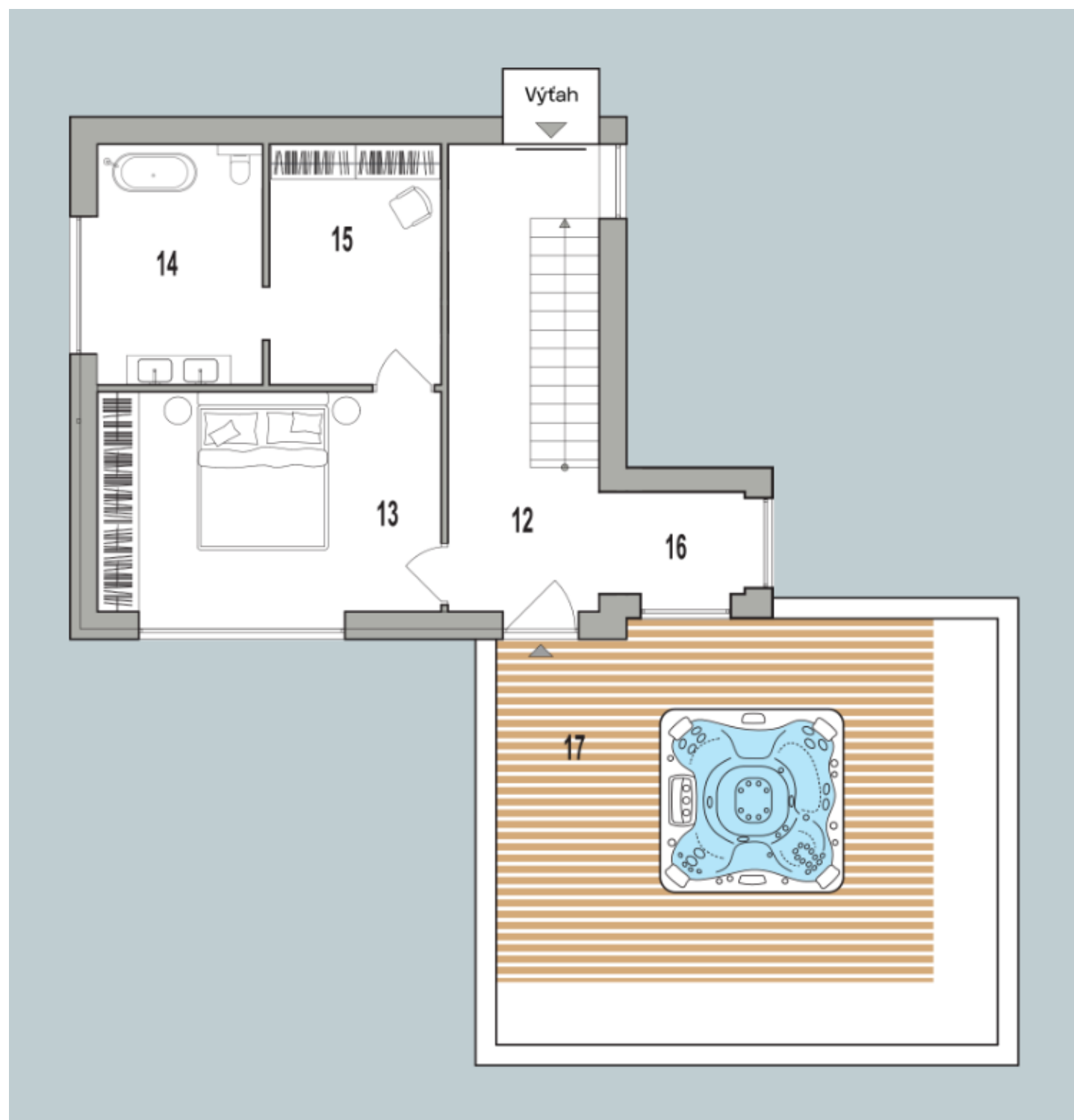
* Rozloha zimnej záhrady nie je zahrnutá do podlahovej plochy interiéru. Inštalácia zimnej záhrady je možná po vzájomnej dohode.



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12 - Chodba	15,60 m²
13 - Spáľňa	16,00 m²
14 - Kúpeľňa s WC	8,40 m²
15 - Šatník	8,80 m²
16 - Čitáreň	3,60 m²
17 - Terasa	44,20 m²



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