



House Four-bedroom (5+kk)

€ 1 390 000 | CZK 33 832 600

340 m², Bratislava III, Nové Mesto, Frankovská





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Total area	340 m ²
Plot	202 m ²
Floor area	213 m ²
Terrace	90 m ²
Parking	2-car garage
Cellar	-
PENB	A
Reference number	111289

Premium 4-bedroom house with a garden, part of an exclusive gated community set on the slopes of Koliba below the Little Carpathians. This modern urban villa with panoramic views of Bratislava harmoniously combines timeless architecture with complete privacy, all just a short distance from the historic city center.

The main living area on the entrance level consists of a spacious living room with a **fireplace**, dining room, and designer **Miele** kitchen, all of which seamlessly connect to a **covered terrace** facing the city. This floor also includes an entrance hall with built-in storage, a separate guest toilet, and a **double garage**.

The lower level forms the night zone with **4 bedrooms**: a master bedroom with its own Gessi bathroom, walk-in closet, and direct access to a private **atrium** and three other bedrooms that share a bathroom and have access to a **garden** with an irrigation system. The interior is complemented by a **rooftop terrace** with an **Alutech bioclimatic pergola** and views of Bratislava.

The residential complex, designed by the renowned studio Cakov & Partners, consists of only 11 villas and meets the highest aesthetic and technical standards: **Reynaers aluminum windows** with triple glazing, a maintenance-free brick façade, underfloor hot-water heating with smart control, heat recovery, air-conditioning in every room, external electric blinds, and a Viessmann Plus boiler with **solar panels** and **photovoltaics** (energy savings of 30–40%). The interior is fully furnished with **Bloomingdale's Home** furniture. Monthly running costs are €230.

Koliba is one of the most sought-after addresses in Bratislava in a quiet setting by the forest, close to hiking trails, yet within quick reach of the city center. This gated residential area guarantees safety and privacy, characterized by a limited number of urban villas and refined architecture.

Interior 213 m², terrace 89.6 m², plot 202 m²

