



House Six-bedroom (7+1)

€ 1 450 000 | CZK 35 227 750

558 m², Bratislava III, Nové Mesto





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Plot	470 m²
Foot print	233 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31660

This spacious family house by a forest in Bratislava's New Town district's Koliba neighborhood with 6 bedrooms, a balcony, a terrace, and a garage for 4 cars provides privacy and unobstructed views of Bratislava.

The family house consists of four floors. The ground floor at the **garden** level is divided into a living room with a **fireplace**, a spacious dining room with access to the **terrace** and garden, a kitchen, a **gym**, a laundry room, a bathroom with a bathtub and shower, and a separate toilet. The 1st floor consists of three bedrooms (one bedroom and the master bedroom have access to a balcony), a bathroom with a bathtub and shower, and a separate toilet with a sink. The master bedroom is connected to a side room that is currently used as a **closet**. There are three smaller bedrooms in the attic. In the basement there is a boiler room, a **wine cellar**, and storage space.

Quality materials have been used throughout the house, which has **wooden parquet floors**, wooden windows, gas heating provided by its own Buderus boiler, cameras, and an alarm ensuring an enhanced feeling of security. The spacious garage has sufficient parking for 4 cars.

The surrounding area provides a **peaceful atmosphere and privacy**; the house is located right next to a **forest** with beautiful views of Bratislava. Complete civic amenities are nearby, and you can enjoy relaxing walks and cycling in the woods. Excellent access to the Bratislava city center, which is only 6 minutes away by car.

Basement 84 m², ground floor 170 m², 1st floor 170 m², attic 134 m²