



## House Eight-bedroom (9+kk)

Ask for price

1778 m<sup>2</sup>, Bratislava IV, Záhorská Bystrica







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Total area	1 778 m <sup>2</sup>
Plot	5 359 m <sup>2</sup>
Foot print	1 790 m <sup>2</sup>
Garden	3 569 m <sup>2</sup>
Floor area	1 470 m <sup>2</sup>
Balcony	113 m <sup>2</sup>
Terrace	195 m <sup>2</sup>
Parking	2 garages and parking on the plot
Garage	Yes
Cellar	Yes
PENB	A
Reference number	37748

Unique above-standard villa providing privacy, peace, and opportunities for active relaxation thanks to its own wellness and fitness area with a swimming pool, sauna, tennis court, or large garden. The villa sits on a 5,359 sq. m. and provides 5 bedrooms, 7 bathrooms, a separate apartment, garages for several cars, or a home cinema. Absolute privacy is ensured by a security system and its location in the Záhorské sady gated community in the Bratislava district of Záhorská Bystrica. The villa meets the energy conditions of a passive house.

In the right wing of the ground floor there is a fully equipped kitchen that transitions into the dining room and living room with a **fireplace**, both connected to the terrace. You will also find a pantry, a closet, a staircase leading to a separate apartment, and a utility room. In the left wing there is a guest room with a private bathroom, an elevator, and a separate entrance to the **wellness area**, which has access to the terrace and garden. Upstairs is the private, night part of the house—a bedroom with a bathroom, a wardrobe, and access to the terrace, 3 rooms with 2 bathrooms and access to the terrace, and a separate apartment. In the basement there is a fully equipped Technogym fitness area, a home **cinema**, an underground garage with its own entrance from the side of the house, a bathroom, and access to a **tennis court** with artificial grass with silica sand.

The villa is equipped with above-standard materials that include **Italian marble** and travertine, **Schüco aluminum windows**, **exterior aluminum blinds**, a security and camera system, a fingerprint system with software to control and manage access, and an intelligent home system. The terraces have maintenance-free surfaces and the garden with coniferous and deciduous trees is maintained by automatic mowers.

The Záhorské sady complex is situated in an attractive part of Bratislava—Záhorská Bystrica—near **the pristine nature of the Little Carpathians**. Záhorské sady are located on the site of former fruit orchards with the picturesque Vápenický Stream. The distance from the center of Bratislava is less than 15 kilometers.

Interior 1,470 m<sup>2</sup>, balconies 113 m<sup>2</sup>, terraces 195 m<sup>2</sup>, built-up area 1,790 m<sup>2</sup>, garden 3,569 m<sup>2</sup>, land 5,359 m<sup>2</sup>.

