



## House Four-bedroom (5+kk)

Sold

173 m<sup>2</sup>, Bratislava V, Jarovce, Mandľová





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Plot	884 m <sup>2</sup>
Foot print	260 m <sup>2</sup>
Parking	Outside parking for 4 cars
Cellar	-
PENB	B
Reference number	39876

The unique, sunny air-conditioned 4-bedroom house is situated in Jarovce, which is part of Bratislava V. The house was designed by a renowned architectural studio and used above-standard materials and natural colors. The exterior has a landscaped garden with a heated pool.

The ground floor consists of an entrance hall with a built-in wardrobe, a toilet with a sink, a bathroom with a **solitary bath**, a laundry room with a boiler, three bedrooms, a study, a living room with a brick **fireplace**, and a kitchen with quality **Bosch appliances**. The master bedroom with access to the atrium with a **Japanese garden** has 2 walk-in wardrobes, and an en-suite bathroom with a walk-in shower and toilet. The study, living room, and kitchen have access to a covered terrace.

The standard equipment includes **wooden parquet floors**, insulated triple-glazed **aluminum windows**, exterior **aluminum blinds**, gres tiles in the bathrooms, **underfloor heating**, a gas boiler, a Buderus water tank, **air-conditioning**, **cast concrete** ceilings, LED lighting, and a Jablotron security system. The kitchen has a stone central island with built-in appliances, including a garbage disposal.

On the plot is a garden with a **heated 7x3 m swimming pool** with a depth of 1.6 m, a drilled well with water for filling the pool, and automatic irrigation. There is also a **second detached house** facing the street that can be used for business purposes (corporate office, doctor's office) or as separate housing for parents/children. Four cars can comfortably park on the plot.

The location full of greenery close to popular lakes offers the possibility of active relaxation around a dam and reservoir, where there is a tri-state bike path (SK-HU-AT) and the Actionpark Čunovo and Divoká voda parks. Public transport, a primary school, shops, a post office, and restaurants are all within walking distance. Jarovce is a popular residential part of Bratislava, away from the hustle and bustle of the city center, unique for its **peace and privacy**.

Interior 173 m<sup>2</sup>, land 884 m<sup>2</sup>

