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House Six-bedroom (7+kk)

638 m², Stupava

Ask for price

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638 m², Stupava

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Plot	3 200 m²
Parking	Yes
Garage	Yes
Cellar	Yes
Reference number	100998

This unique, superior villa with its own sauna, indoor pool, fitness area, and tennis courts is surrounded by a magnificent garden in the Stupava area. The size of the plot together with the location of the house guarantee perfect privacy, superior comforts, and unmistakable views of the greenery. This unique natural location near the Little Carpathians is ideal for active and passive relaxation, family trips, and learning about history.

The layout of the villa is divided into **three levels** - a ground floor, first floor, and basement. The entrance level of the ground floor opens with an entrance hall, which on the right leads to a spacious **social area** consisting of an open living area with a **fireplace**, a first-class fitted kitchen, a dining room, and a harmonious **glazed winter garden**. On the left side of the ground floor is a tasteful office with a view, a guest room with an en-suite bathroom, and there is also a guest toilet. Opposite the main entrance is a door to the garden and to the staircase that leads to the cellar and the first floor.

Most of 1st floor of the house is taken up by a **relaxation area** and currently consists of 4 bedrooms (one used as a spacious **walk-in wardrobe**). The master bedroom is equipped with a modern en suite bathroom with a bathtub and shower, a toilet with a bidet, a wardrobe, and a **covered terrace with romantic views of Austria**. From the master bedroom, you can take the stairs to the roof of the house, which can be used as a **stylish rooftop terrace** in the summer. In the basement, there is a full utility room and laundry room, but it also offers a **relaxation room** that can be used as a **rest/creative studio** or as a **children's corner** for smaller children. The basement of the house also hides plenty of storage space.

The connection of the interior's individual functional zones allows for a smooth transition between different activities and brings a feeling of lightness and comfort. Dominant elements of **wood** naturally insulate the individual rooms and, together with the modern equipment, create an above-standard home. In addition to precise interior lighting, the villa is supplied with plenty of daylight thanks to generous glazing with **electric exterior blinds**. The high level of user comfort is complemented by a **top-quality kitchen** with **Siemens** appliances, a **Niko Home Control** intelligent household system, and a practical **central vacuum cleaner**. The architecturally successful building has a ventilated stone and **ThermoWood** facade, maintenance-free **Rheinzink** cladding, and all terraces are designed using exotic **Bangkirai** wood.

On a flat plot of **land with an area of 3,200 sq. m.**, you will also find a separate building with an **indoor swimming pool** with a counter current

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system, a **sauna** and a **Jacuzzi**, together with an **outside kitchen** and **al fresco seating**. Sports-minded people will be delighted by the professional **tennis court** or the **sunken trampoline** for the little ones. The garden is expertly maintained, dotted with an English lawn and ornamentally **interwoven with tall conifers** and deciduous trees. The rear part of the garden is currently set aside for **growing organic crops** among the orchard and in the raised beds.

The family house has a two-story **garage that fits 2 cars** and a **parking lot on the property for 8 cars**.

The villa is situated on the northern edge of Stupava, close to the nature of the southern part of the **Záhorská lowlands** and the **Little Carpathians**. In addition to many opportunities for **hiking and biking**, the area is also known for the **historic Pajštún Castle** or the **Holy Marianka Valley** pilgrimage site. The advantages of living here clearly include produce from local growers and breeders, in this case the **Stupava fisheries**, the **Príroda organic farm**, or the blueberry-growing **Berry Farm**. Stupava is one of the most popular locations with complete civic amenities and convenient access to Bratislava, which is less than 20 km away.

Interior 540 m², terraces 98 m², built-up area 500 m², land 3,200 m².

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