



## House Four-bedroom (5+kk)

Ask for price

272 m<sup>2</sup>, Svätý Jur, Pezinok





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Total area	272 m <sup>2</sup>
Plot	878 m <sup>2</sup>
Foot print	141 m <sup>2</sup>
Floor area	199 m <sup>2</sup>
Parking	Yes
Garage	73 m <sup>2</sup>
Cellar	-
PENB	G
Reference number	106248

**This new-build 3-bedroom family house for sale with panoramic views is located in a newly created residential part of the town of Svätý Jur near Bratislava. It will be offered in November as a shell house.**

The three-story brick house is recessed into a slope and has a basement. The layout of the 1st floor, configured as the day part, consists of a living room elegantly connected to a dining area and kitchen with a pantry, a study, a bathroom, and a utility room. On the 2nd floor is the night part with a master bedroom and two east-facing bedrooms. The master bedroom has an en-suite bathroom accessible through a **walk-in closet** and is nice and bright thanks to the **panoramic skylight**. This floor also includes another bathroom, a utility room, or a separate toilet. The **garage** has enough space for 3 cars and storage space.

Facilities include underfloor heating, a gas boiler, a heat pump, and a preparation for air-conditioning. It will also come with ambient lighting, a video doorman, security, and a camera system. There is a buried 7 cubic meter water collection tank on the property. The paved areas are made of concrete paving blocks. The land falls under the conservation area of the monument zone and is located outside the built-up area of the village. A valid zoning permit for the construction of a family house has been issued. The plot has all the necessary utility hookups.

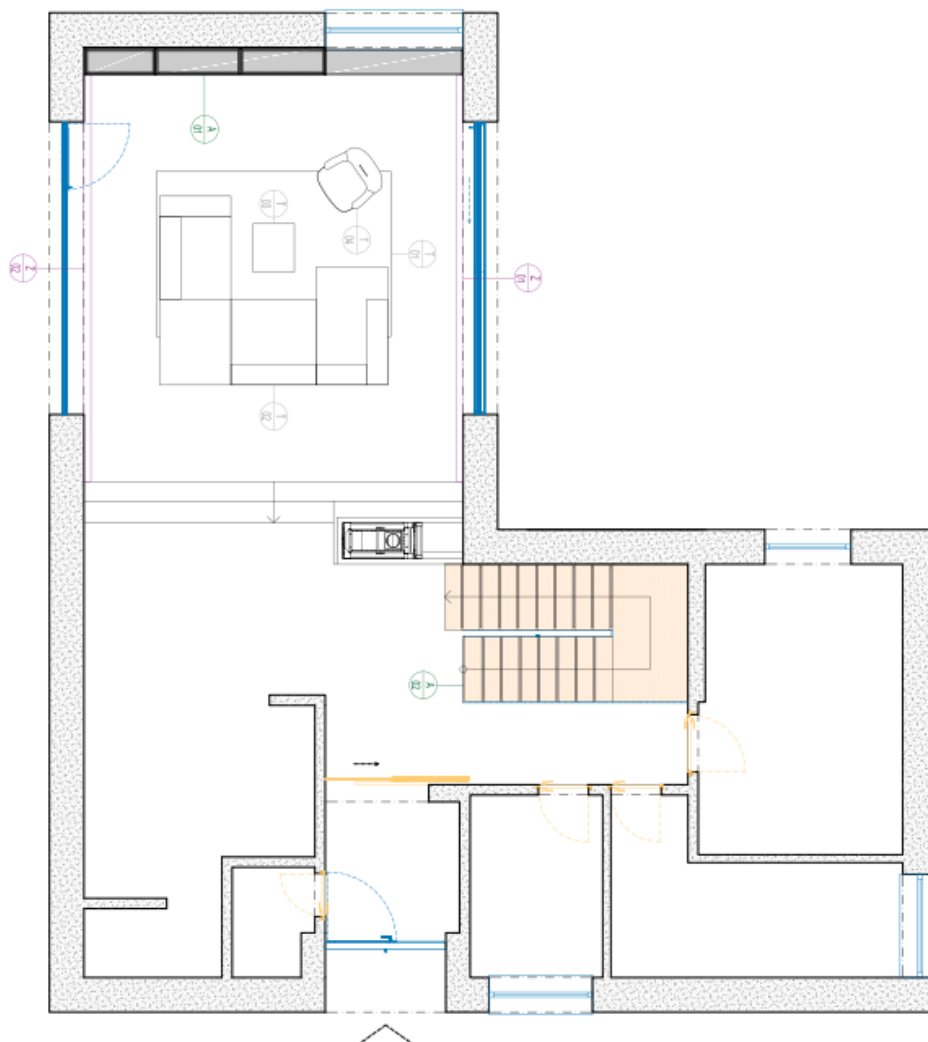
The town of Svätý Jur is mainly known as a stop on the journey along the **Small Carpathian Wine Route**. It offers a year-round program of themed events inspired by wine, history, art, and picturesque landscapes. The town's dominant feature is the early **Gothic St. George Church**, a unique wooden bell tower, and the **Pálffy Manor**. The ruins of the **White Stone Castle** are also nearby. The surrounding countryside is part of the **protected landscape area of the Small Carpathians** and the **Šúr protected nature reserve**. A number of bike routes, nature trails, and a lookout tower on a hill **overlooking the Danube Lowlands** contribute to the area's attractiveness. There are schools, a small health center, a pharmacy, a post office, shops, and restaurants in the town. Other amenities are located in nearby Pezinok. Excellent transport connections to Bratislava by car, suburban bus, or train.



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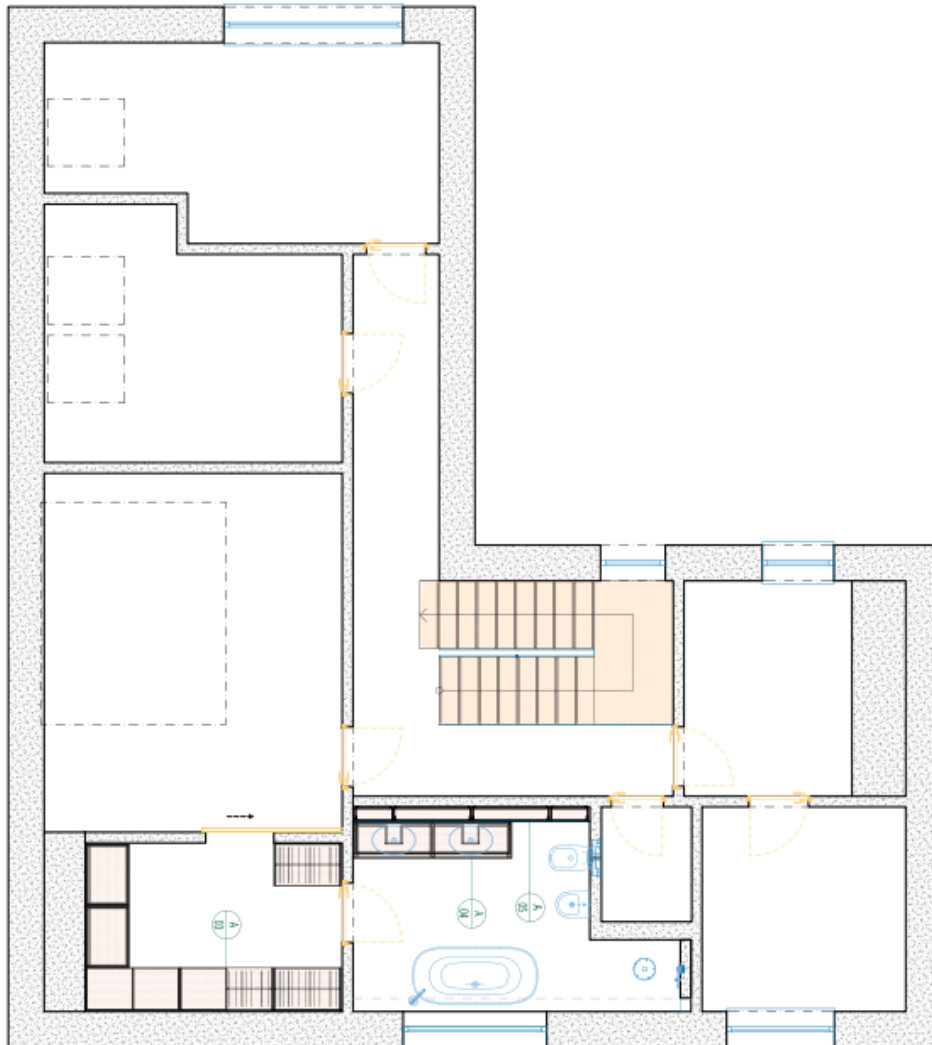




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