



## House Five-bedroom (6+kk)

Ask for price

318 m<sup>2</sup>, Bratislava III, Nové Mesto, Merlotová





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Total area	318 m <sup>2</sup>
Plot	717 m <sup>2</sup>
Foot print	116 m <sup>2</sup>
Floor area	226 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Parking	Yes
Garage	44 m <sup>2</sup>
Cellar	-
PENB	A
Reference number	106413

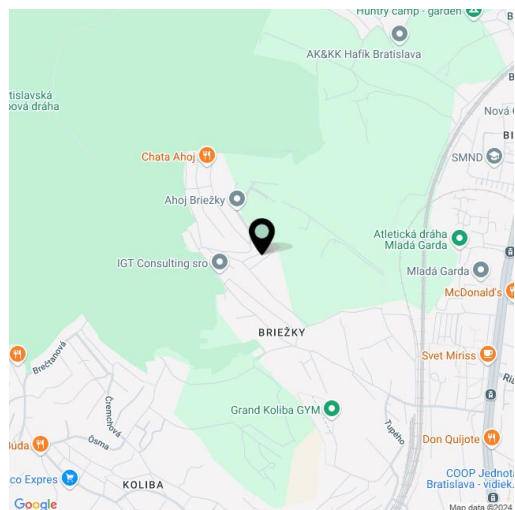
**New build detached house exclusively for sale with amazing views and a 717 m<sup>2</sup> plot. The house is tastefully set into the terrain and features modern technologies, a landscaped garden, and maximum privacy in a quiet location within easy reach of the center of Bratislava.**

On the ground floor there are three bedrooms, a utility room, two bathrooms, and a toilet. On the first floor is a large living room connected to the kitchen and dining area, and a master bedroom with an en-suite bathroom and toilet. The living room has access to the generous **terrace** (48 m<sup>2</sup>) and garden. The house has high ceilings, which enhance the feeling of spaciousness.

Tasteful and timeless facilities include wooden floors, a **fireplace**, large-format Wicona windows with exterior blinds, or a custom-built kitchen with quality appliances from Bora, Bosch, and Electrolux. The house has overhead cooling, a sewage treatment plant, and its own well on the property. Detached 2-car garage with additional parking within the fenced lot for 2-3 cars.

The location surrounded by greenery ensures quiet living in absolute privacy. The proximity of **Kamzík** offers a wide range of opportunities for active relaxation, and the location above Koliba guarantees excellent accessibility to the city center by car or public transport.

Interior 226 m<sup>2</sup>, terrace 48 m<sup>2</sup>, garage 44 m<sup>2</sup>, land 717 m<sup>2</sup>



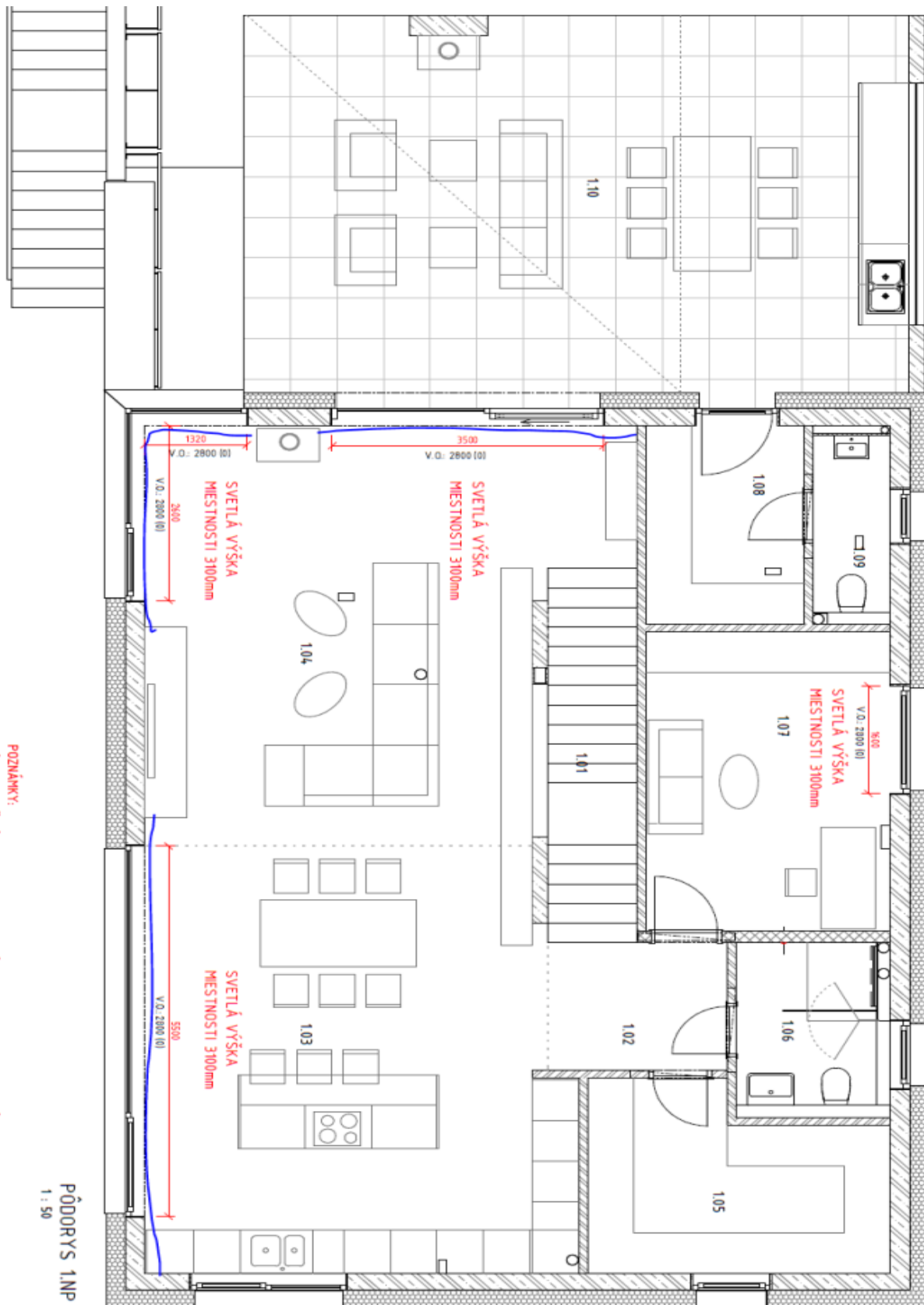




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**POZNÁMKY:**  
Výřez je určený len na vytvorenie nezáväznej cenovej ponuky pre záujemcu.  
Pred výrobou závesou je nutné overiť rozmiery na stavbe!

PŮDORÝS 1NP  
1 : 50



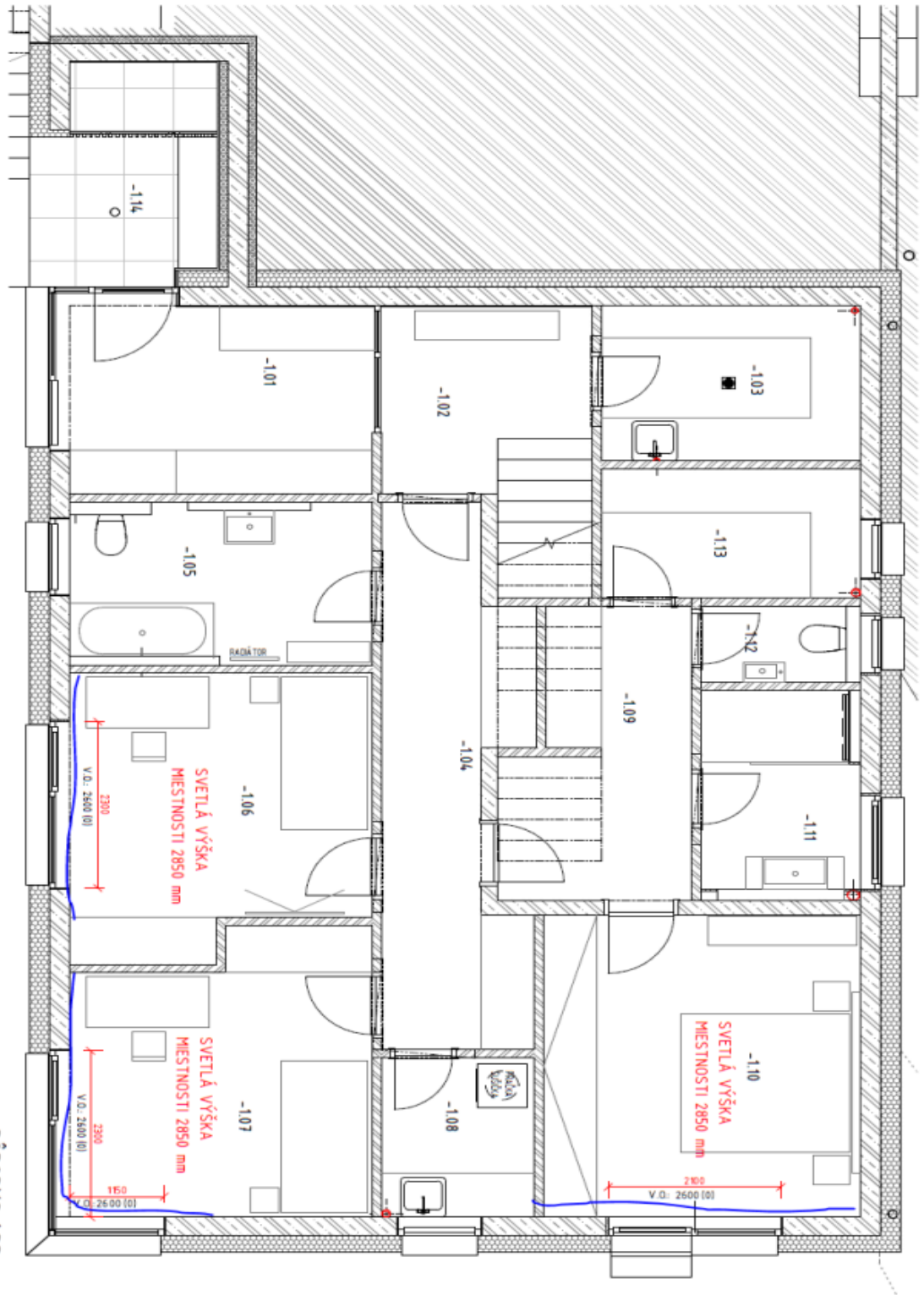
<b>KONEVAL ARCHITECTS s.r.o.: KONEVAL MARIKOVÁ</b>	
Trieda Jozefa B. Ští 98 Bratislava, tel: 0907 171 962, 0905 529 894, e-mail: koneval@koneval.com	
KUL MERLOTOVÁ, BRATISLAVA, 831 02	
Výška:	1 NP - ZÁVESY
Datum:	11.02.22
Makléř:	Číslo výřezu:
1:50	Z01



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PÔDORYS 1.PP  
1 : 50

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Výkres je určený len na vytvorenie nezáväznej cenovej ponuky pre závesy.  
Pred výrobou závesov je nutné overiť rozmery na stavbe!

**KONEVAL ARCHITECTS s.r.o.:** KONEVAL MARIKOVÁ

Trnávka 53 B, 821 09 Bratislava, tel: 0907 171 962, 0905 529 596, e-mail: koneval@gmail.com

MARIKOVÁ BRATISLAVA, 831 02

Výšeri	1.PP - ZHŤEŠŤ
Dátum	11.02.22
Mekka	1:50
Číslo výkresu	Z02

autorské práva a nie je možné ho rozširovať, záloh previesť iným spôsob bez písomného súhlasu autora.





