



## House Four-bedroom (5+kk)

€ 669 990 | CZK 16 944 047

357 m<sup>2</sup>, Stupava





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Total area	357 m <sup>2</sup>
Garden	734 m <sup>2</sup>
Floor area	207 m <sup>2</sup>
Terrace	78 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	Yes
Garage	34 m <sup>2</sup>
Cellar	35 m <sup>2</sup>
PENB	A
Reference number	106597

This furnished 4-bedroom family house full of natural light is located on a sloping plot in a quiet residential part of Stupava. Its superior amenities include an indoor saltwater swimming pool, air-conditioning, heated double garage, cellar, landscaped garden, and spacious terraces. The location guarantees pleasant living close to nature, as well as to Bratislava, which is only 20 minutes away by car.

The entrance to the house consists of a foyer with custom-made furniture and storage space with access to the garage. The closet has a secret door to the guest room with a bathroom. The living room with a **fireplace** is connected to the kitchen with a **pantry** and dining area. The kitchen area and living room have access to the terrace and garden. Upstairs, there is a bathroom with a bathtub and **3 bedrooms**: two children's bedrooms and the master suite with a walk-in closet and **balcony**. The hallway has a door to a **spacious terrace** with panoramic views of the city with a pre-preparation for a Jacuzzi. The house has a **cellar** (35 m<sup>2</sup>) and a **walk-up attic**.

Facilities consist of **air-conditioning**, solar film on the windows, and fingerprint entry to the house. The plot has its own well, and heating is provided by a combination of radiators and **underfloor heating**. The house has a fireplace, alarm system, electric gate, automatic irrigation, robotic mower, **swimming pool** (7x4 m, depth 120 cm). The house has a heated double garage and 4 cars can park in the courtyard.

The town of Stupava is situated between the western slopes of the Little Carpathians and the southern part of the Záhorská lowlands, which ensures an excellent location close to Slovakia's natural wealth, Bratislava, but also Austria. It lies next to nature reserves, bike paths and hiking trails. Excellent connections to the main routes to Bratislava and the Bory business center with a modern hospital.

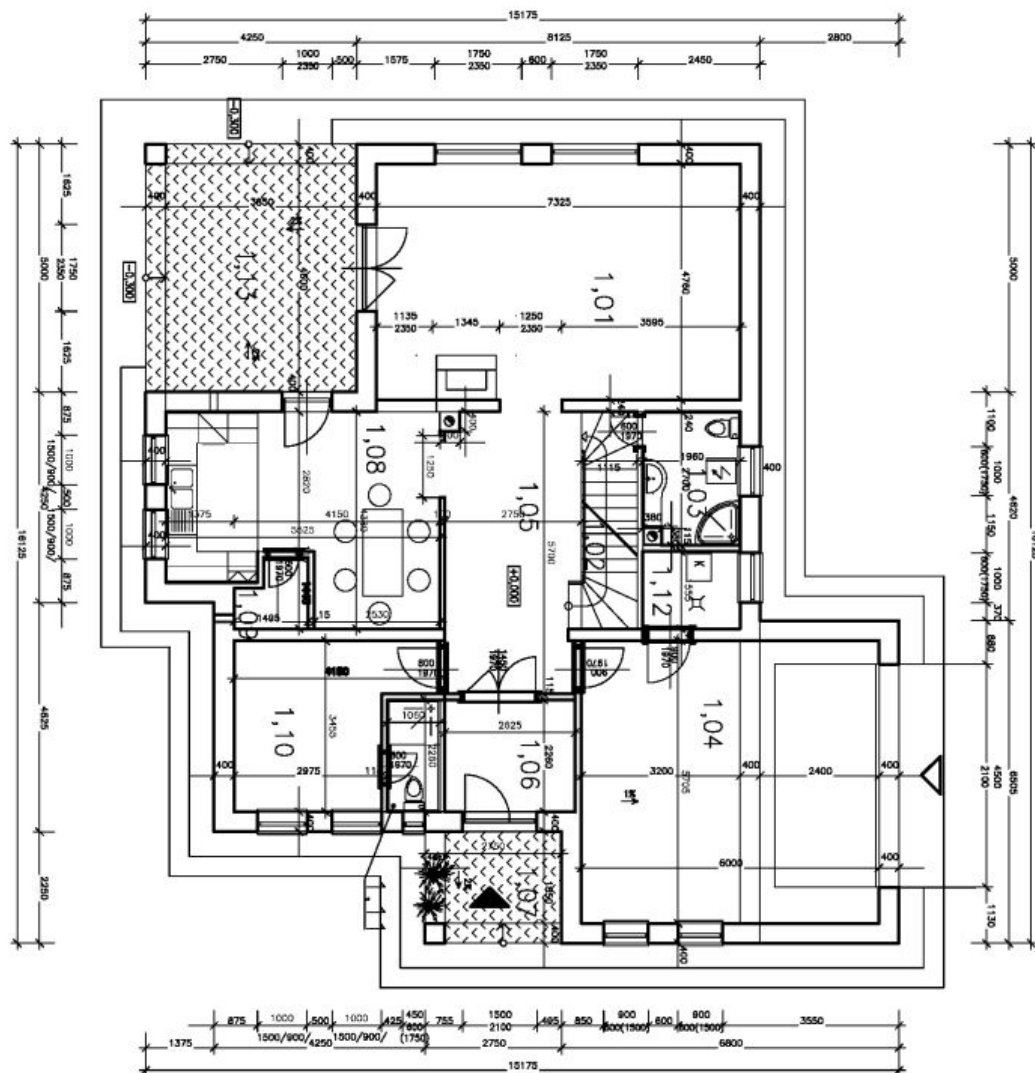
Interior 207 m<sup>2</sup>, garden 734 m<sup>2</sup>, double garage 34 m<sup>2</sup>, terraces 78 m<sup>2</sup>



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LEGENDA MIESTNOSTI

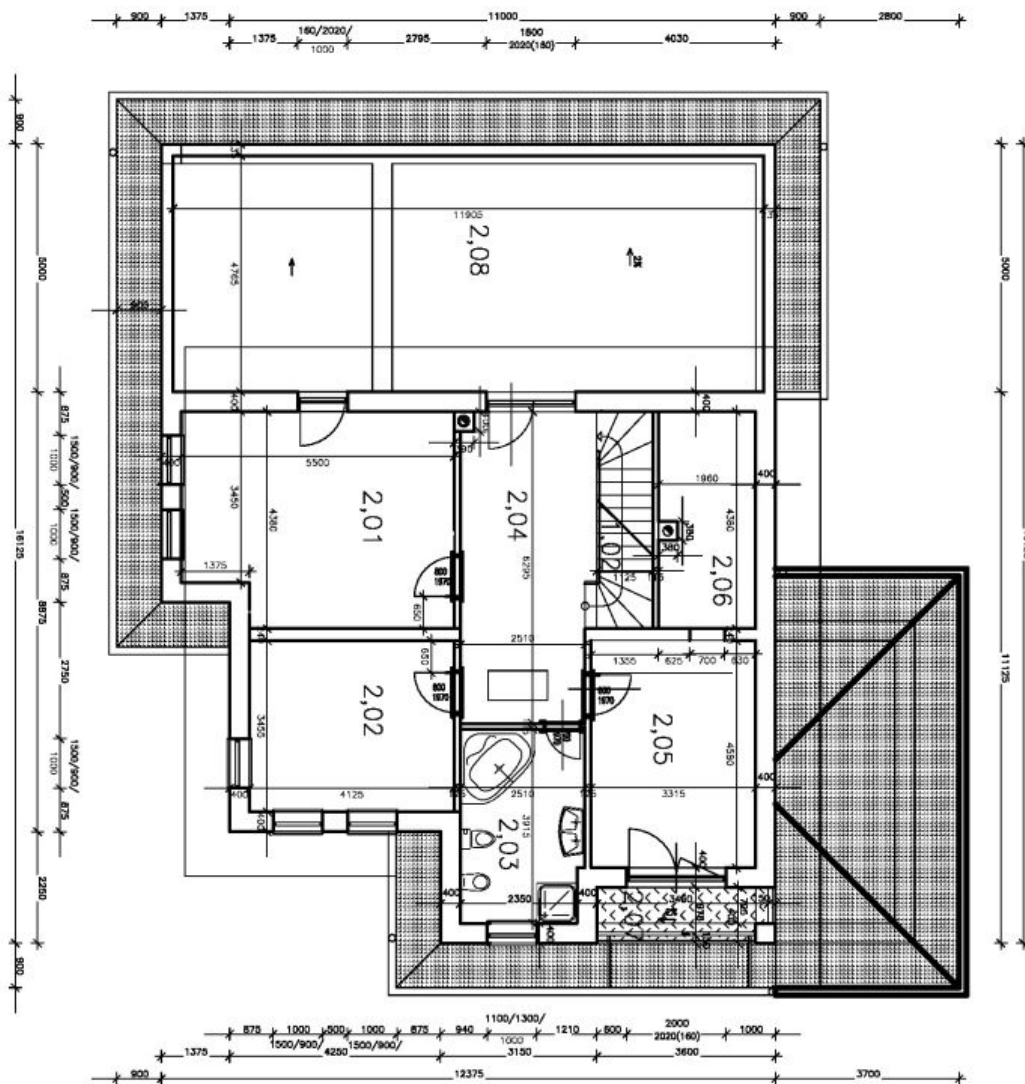
Id	Názov miestnosti	Podlažie	Typ miestnosti	Stav	Príp. stav
1.01	OBYTNÁ ČASŤ	34	OBYTNÁ ČASŤ	P3	OBYTNÁ ČASŤ
1.02	SPALŇOVNÁ	5	SPALŇOVNÁ	P3	SPALŇOVNÁ
1.03	KUCHYŇA	5,24	KUCHYŇA	P3	KUCHYŇA
1.04	OBYTNÁ	5,24	OBYTNÁ	P3	OBYTNÁ
1.05	OBYTNÁ	10,8	OBYTNÁ	P1	OBYTNÁ
1.06	ZDŤAVŇOVNÁ	5,24	ZDŤAVŇOVNÁ	P1	ZDŤAVŇOVNÁ
1.07	ZDŤAVŇOVNÁ	11,28	ZDŤAVŇOVNÁ	P1	ZDŤAVŇOVNÁ
1.08	KUCHYŇA	1,8	KUCHYŇA	P1	KUCHYŇA
1.09	KUCHYŇA	12	KUCHYŇA	P3	KUCHYŇA
1.10	KUCHYŇA	2,4	KUCHYŇA	P1	KUCHYŇA
1.11	KUCHYŇA	3	KUCHYŇA	P1	KUCHYŇA
1.12	KUCHYŇA	2,4	KUCHYŇA	P1	KUCHYŇA
1.13	TERASA	2,16	TERASA	P1	TERASA



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□ ROZMĚRY VE VŠETKÝCH MĚŘÍTKÁCH  
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LEGENDA MIESTNOSTÍ

Id	Název miestnosti	Podlažie	Objem	Strop	Steny
2,01	OBN	2,3	1,000/1,000/1,000	PI	POHODLIVÉ
2,02	OBN	1,4,2	1,000/1,000/1,000	PI	POHODLIVÉ
2,03	KOCHALNA	0,8	1,000/1,000/1,000	PI	POHODLIVÉ
2,04	HODINA	0,8	1,000/1,000/1,000	PI	POHODLIVÉ
2,05	OBN	0,1,1,5	1,000/1,000/1,000	PI	POHODLIVÉ
2,06	SPALNĽA	0,1,1,5	1,000/1,000/1,000	PI	POHODLIVÉ
2,07	KUCHYŇA	1,3,9	1,000/1,000/1,000	PI	POHODLIVÉ
2,08	BALDACH (TOALET)	0,6,0	1,000/1,000/1,000	PI	POHODLIVÉ