



House Four-bedroom (5+kk)

€ 669 990 | CZK 16 806 699

357 m², Stupava, Malacky





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Total area	357 m ²
Garden	734 m ²
Floor area	207 m ²
Terrace	78 m ²
Loggia	3 m ²
Parking	Yes
Garage	34 m ²
Cellar	35 m ²
PENB	B
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 m²) 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.

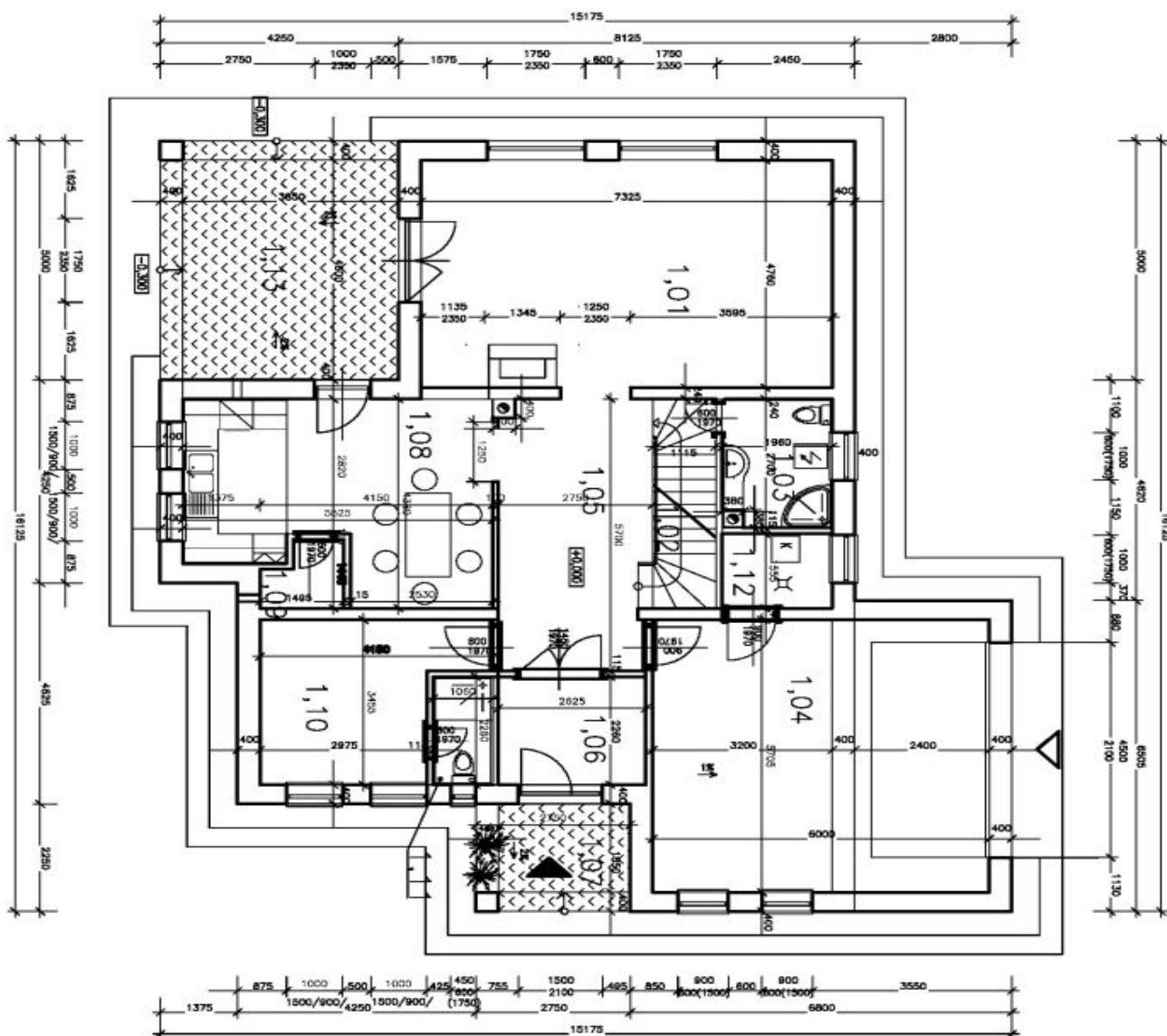
Interior 207 m², garden 734 m², double garage 34 m², terraces 78 m²



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□ ROZPOČETNÝ NÁVRH, PRÁCA NA ZÁKLADĚ A PŘEDVÍ ZÁKONČENÍ

LEGENDA MĚSTNOSTI

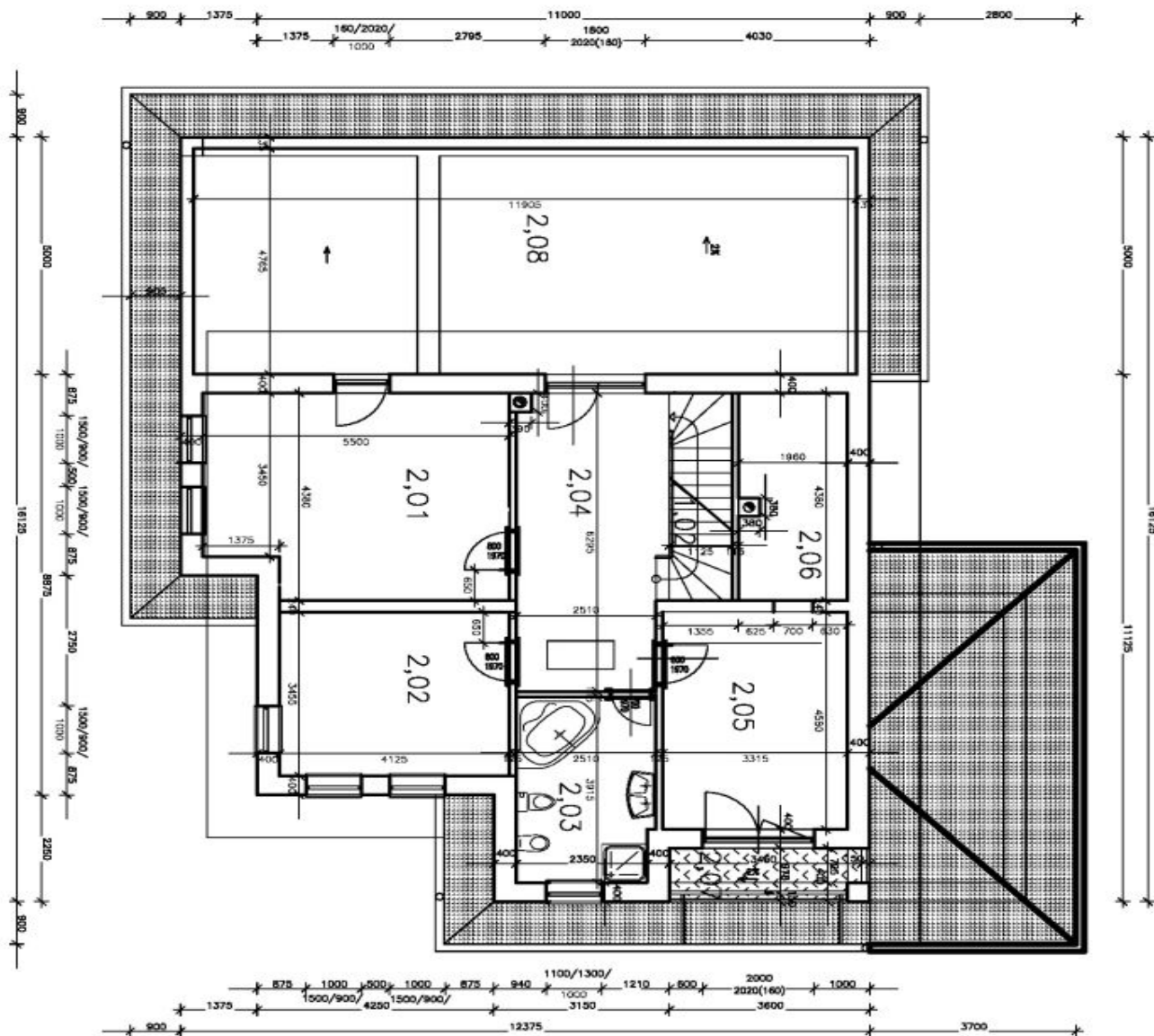
Číslo	Název místnosti	Číslo	Podlaží	Strop	Stěny
1.01	OBYTNÁ ČEK	34	1	P1	1
1.02	STOLNÍČEK	5	1	P1	1
1.03	KUCHYŇKA	5,29	1	P1	1
1.04	OBYTNÁ	34,53	1	P1	1
1.05	OBYTNÁ	15,3	1	P1	1
1.06	ZDVOŘENÉ	5,9	1	P1	1
1.07	ZÁTOČNÉ	4,03	1	P1	1
1.08	KUCHYŇKA	21,29	1	P1	1
1.09	KUCHYŇKA	1,8	1	P1	1
1.10	HOŠŤOVSKÁ ČEK	12	1	P1	1
1.11	OBYTNÁ	2,4	1	P1	1
1.12	KUCHYŇKA	3	1	P1	1
1.13	OBYTNÁ	21,8	1	P1	1



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□ ROZMERY V METROCH, PLOŠŤ V M² (V ZÁTIAHU A V PRÍSLUŠNOSTI)

№	Názov miestnosti	Šírka	hĺbkosť	Plocha	Strop	Strop
2,01	OBN	2,3	4,0	9,2	2,10	2,10
2,02	OBN	4,2	3,5	14,7	2,10	2,10
2,03	KUCHENKA	2,0	2,5	5,0	2,10	2,10
2,04	OBN	2,0	2,5	5,0	2,10	2,10
2,05	OBN	2,0	2,5	5,0	2,10	2,10
2,06	SPALŇOVNÁ	2,0	2,5	5,0	2,10	2,10
2,07	LOGGIA	3,0	2,0	6,0	2,10	2,10
2,08	SPALŇOVNÁ (TERASA)	5,0	2,0	10,0	2,10	2,10

LEGENDA MIESTNOSTÍ