



## House Three-bedroom (4+1)

181 m<sup>2</sup>, Bratislava II, Vrakuňa

Ask for price





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Usable area	181 m <sup>2</sup>
Plot	635 m <sup>2</sup>
Floor area	146 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Winter garden	20 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	32703

**This modern, new-build house with quality facilities, two terraces, a garden, and a garage is air-conditioned and equipped with underfloor heating and aluminum electric blinds. Located in a quiet place with good access to the center of Bratislava.**

On the ground floor, there is an entrance hall with a wardrobe and a closet, a guest toilet, a bedroom with a dressing room, a dining room, a kitchen, a **living room with a fireplace**, and a bathroom with a corner bathtub and toilet. From the dining room and living room you can access the **terrace**, and from the bedroom you can enter the **garden**. The first floor consists of two bedrooms, a bathroom with a shower and a toilet, a laundry room, and a **terrace**.

The house is equipped with **high quality materials** including **Malaysian oak**, 10mm Meister floating floors, a Daikin **air-conditioning unit**, **underfloor heating**, satellite and network distribution, LED lights throughout the house, and **aluminum electric blinds**. The kitchen is fully equipped with built-in appliances, including a steam oven, a dishwasher, an induction hob, and an LG large capacity refrigerator. All appliances are under warranty. The sanitary ware is by the Swiss brand **Jika Laufen**. Security is provided by an alarm system, and the house has a built-in security camera with video capture. **Intelligent home system** with the ability to control heating, irrigation, blinds, cameras, alarm, and garage doors via an app.

The exterior features a **garden**, a **terrace** with garden furniture, a garden aluminum house, and a quality glazed Belgian Renson aluminum **pergola** with rain and wind sensors. The lawn is automatically irrigated, and there is a well with a pump. The **heated garage** with a security door and epoxy floor is hooked up to the water system and heavy current.

The house stands in a quiet location on the **border of Ružinov and Vrakuňa** with quick access to the city center and a highway bypass.

Interior 124 m<sup>2</sup>, terrace on the ground floor 20 m<sup>2</sup>, terrace on the 1st floor 15 m<sup>2</sup>, garage 22 m<sup>2</sup>, plot 635 m<sup>2</sup>