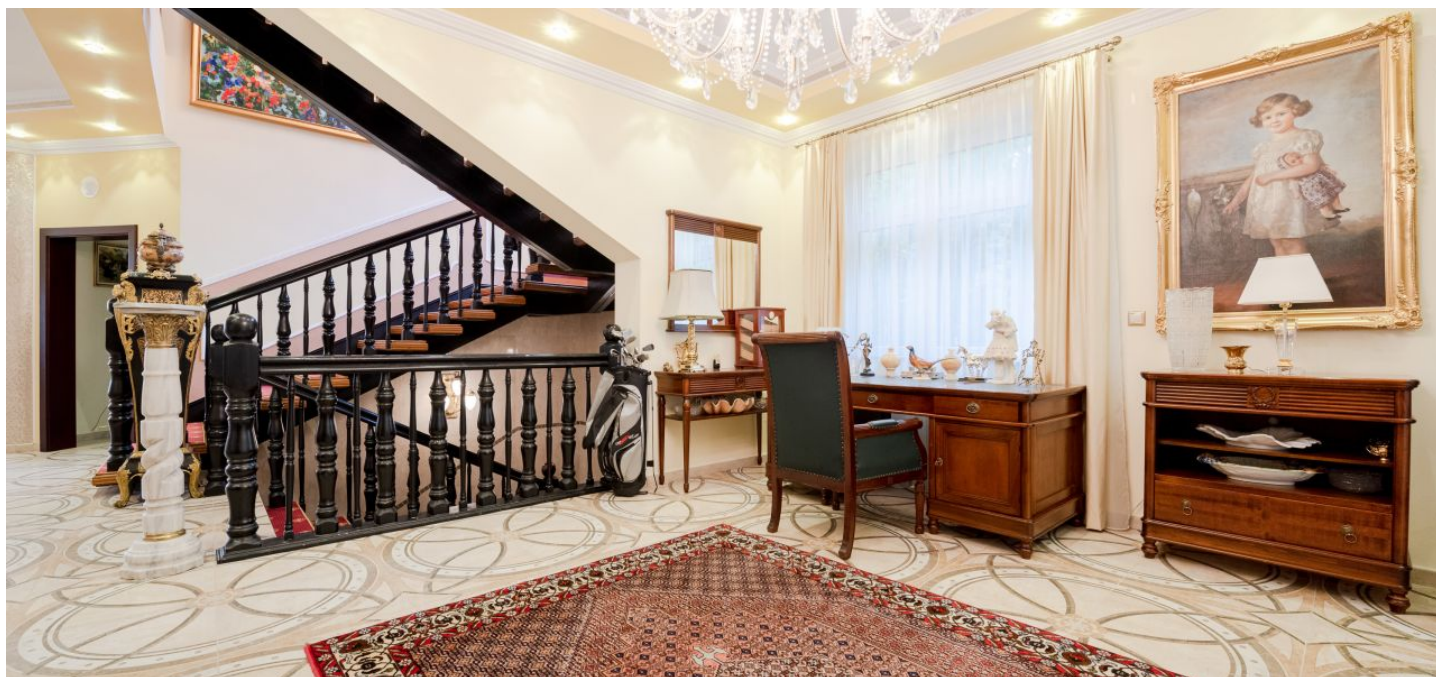




## House Five-bedroom (6+kk)

Sold

1 050 m<sup>2</sup>, Bratislava IV, Devín





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**Sold**1 050 m<sup>2</sup>, Bratislava IV, Devín

Plot	904 m <sup>2</sup>
Foot print	428 m <sup>2</sup>
Garden	476 m <sup>2</sup>
Parking	Parking for 3 cars in the garage and 4 parking spaces on the property
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33903

**This three-story air-conditioned family villa with a winter garden, an indoor swimming pool, a Jacuzzi, and a separate guest house offers peace, privacy, comfortable living, and top amenities.**

The ground floor consists of a **fitness room, a sauna, a cooling pool**, a shower, a separate toilet, a **solarium**, a utility room with a laundry, 2 storage rooms, and a **garage with parking for 3 cars**. On the first floor there is a generous hall, an air-conditioned living room connected to the dining room, a study with a **fireplace**, a fully equipped kitchen with a pantry, a winter garden, an 83 m<sup>2</sup> terrace, an indoor swimming pool, a Jacuzzi, a shower, and a toilet. The second floor is reserved for a night zone, where there are **4 bedrooms with air conditioning** (two with a balcony), a dressing room, a **terrace**, two bathrooms (one with bath and toilet, the other with a walk-in shower, urinal, and toilet).

The villa was completely reconstructed in 2016, the whole house has a 40kw **solar system** (heating, hot water, lighting, etc.). **Hardwood and granite floors**, triple-glazed plastic windows, air conditioning in the bedrooms and living room. The kitchen is fully equipped with Bosch appliances including a coffee maker, a dishwasher, a built-in microwave, and a ceramic hob; Duravit and Geberit sanitary ware in the bathrooms. The equipment also includes a **recuperation system, underfloor heating**, and security is provided by a video doorman and an alarm.

The second separate guest house consists of a living room, a kitchen, a dining room, a bedroom, and a bathroom with a shower, toilet, bidet, and washing machine.

Parking for 3 cars in the garage and 4 additional parking spaces on the property.

This sought-after location in the immediate vicinity of an **arm of the Danube River in the protected area of Sihot'** and a vast forest provides perfect peace, clean air, and plenty of greenery. All amenities are a few minutes away by car or public transport. The house is located close to a public transport stop, it is a 9-minute car ride to the center and only 4 minutes to the nearby Devín village. The location provides a wide range of outdoor activities, including hiking trails and **cycle paths**.

Useable area 1,050 m<sup>2</sup>, built-up area 428 m<sup>2</sup>, land 904 m<sup>2</sup>.