



## House Five-bedroom (6+kk)

420 m², Bratislava V, Rusovce

Ask for price





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Plot	2 076 m²
Foot print	330 m²
Garden	1 428 m²
Parking	garage space for two cars + outdoor parking
Garage	Yes
Cellar	-
PENB	G
Reference number	35357

**This premium, sunny five-bedroom villa with air-conditioning, a sauna, an outdoor pool, and lovely garden stands on an over 20-are plot situated in a quiet location near the castle in Rusovce. This district in Bratislava, close to the Austrian border, offers complete civic amenities.**

The ground floor consists of an entrance hall with a large foyer with an elegant staircase, a guest room with a **walk-in closet**, a guest bathroom with a shower and toilet, a kitchen with a central island, dining room, and spacious pantry, a sunny living room with a **fireplace**, a master bedroom with a **walk-in closet**, **built-in wardrobe**, and **en-suite bathroom** with a bathtub, shower, toilet, and bidet, a study, a **fitness room with a sauna**, and a laundry room with storage space. Access to the **garden** is from the living room as well as from the kitchen.

On the upper floor are two separate bedrooms, a bathroom with a toilet and shower, and a walk-in closet.

The ventilated recessed floor is used as large storage space/basement with a utility room, and a social room with its own kitchenette.

Facilities include **wooden parquet floors**, **granite tiles** in the kitchen and entrance hall, large-format **aluminum windows** with **exterior motorized blinds**, **underfloor heating**, A/C, a fully equipped kitchen, a central vacuum, optical Internet and satellite TV, a Buderus gas boiler, **solar panels** for hot water, and an **alarm** connected to a central security desk.

The majestic 14-are garden features a **swimming pool** (11 x 5 x 2 sq. m.), mature greenery, trees, a garden house, and a **well with an electric pump** to irrigate the garden and fill the pool. There is also a spacious **double garage** and the possibility of parking in front of the house.

In the neighborhood, there is a kindergarten, elementary school, shops, a post office, restaurants, a wellness center, a fitness center, tennis and squash courts, a bowling alley, and abundant green spaces. In addition to the nearby **popular lakes** you can bike along the SVK-HU-AT trail, and have fun at the Wild Water complex.

Interior 420 m², plot 2,076 m².