



# Historic property Eleven-bedroom (12+kk)

Ask for price

Pezinok, Modra







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Total area	870 m <sup>2</sup>
Foot print	1 288 m <sup>2</sup>
Plot	6 337 m <sup>2</sup>
Parking	Parking for 40 cars
PENB	G
Reference number	37073

This completely reconstructed elegant manor house originally built in 1905 is situated in a nature park that is part of the biodiverse Little Carpathian protected area. Its unique interior boasts Versace furniture and a smart home system. With an extensive 63 are property, it offers panoramic views of the surrounding greenery. The manor received final approval in 2018.

The manor consists of seven bathrooms and twelve rooms, seven of which are bedrooms, furnished with designer pieces by the **Versace** brand. The main house has a **rooftop terrace** and a separate **wine cellar**. There are other buildings on the grounds: a conference center that fits 40 people, staff quarters, and a four-car garage with a preparation for a charging station for electric vehicles. The conference center comes with a **covered pool**, a PGA Tour golf simulator, and a ballroom.

The entrance level of the manor contains a guest bathroom, a full bathroom, two closets, an entrance hall with a dining area and access to the terrace, a fully fitted kitchen, a living room, a housekeeper bedroom, and a **fitness studio** in a glazed alcove.

On the 1st floor, there is a study with a library and a zen hallway leading to the second bedroom with a **balcony** and its own living room with an en-suite bathroom. A master bedroom with a dressing room and a bathroom with a **freestanding bathtub** and a walk-in shower complete this level. On the second floor of the manor are three bedrooms with en-suite bathrooms and another bedroom with a built-in wardrobe. The manor also hides a secret room.

The detached building with a conference room comes with an open plan bedroom with an en-suite bathroom, an **indoor pool**, and a ballroom.

Facilities include interior **designer elements** by **Versace Home Design**, wooden Euro windows, underfloor heating, **solar panels**, **ceiling stucco**, wallpaper, a **fireplace**, crystal chandeliers, a fiber optic chandelier on the staircase, built-in Siemens kitchen appliances, a projector, an audio system, an exterior camera system, automatic irrigation, a well, and a **fountain**. Up to 36 cars can park on the property. The grounds are also ready for the installation of an outdoor pool and a salt cave with a relaxation area.

**The manor is strategically located—only 25 km from Bratislava.** The Czech D2 highway and the Austrian A6 highway are an hour's drive away. Surrounded by greenery with a private park, this **exceptional elegant manor** is ideally suited for both residential and business use. The attractive **wine regions** in Pezinok a Modra are close-by.

Built-up area 1,288 m<sup>2</sup>, land 6,337 m<sup>2</sup>.