



## House Five-bedroom (6+kk)

Sold

529 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	529 m <sup>2</sup>
Plot	1 118 m <sup>2</sup>
Floor area	437 m <sup>2</sup>
Terrace	92 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	G
Reference number	39381

**This timeless three-story family villa with five bedrooms situated on Castle Hill offers, in addition to a spacious interior and views of Slavín, a sauna, a Jacuzzi, an outdoor pool, and a summer kitchen. This quiet and desirable location near Mountain Park provides complete civic amenities.**

The ground floor consists of an entrance hall, a separate walk-in wardrobe, a **garage** with access to the pantry, storage space, a guest toilet, a closet, a room (**study**) with a wardrobe and access to the terrace, a spacious living room with access to the **garden**, and a kitchen with a dining area. The night part of the house is on the first floor—**three bedrooms** with a private **en-suite bathroom**, a separate walk-in wardrobe, and a study. On the second floor of the villa is a master bedroom with a spacious terrace, a large walk-in wardrobe, and an **en-suite bathroom** with a **solitary bath**, a walk-in shower, and a toilet.

The standard equipment includes **aluminum windows**, **underfloor heating**, ceiling cooling, a separate heating and cooling thermostat in each room, smart lighting, and **Siemens** and **AEG** kitchen appliances, including a built-in **coffee machine** and **wine fridge**. The premium kitchen also has a **steam oven** and a plate warmer. The living room has a fireplace and Flexform sofa, and the Poliform wardrobes, **Artemide light fixtures**, **Hansgrohe** and AXOR thermostatic faucets, or VI-SPRING beds are of the highest quality. The house has its own boiler room with a Buderus tank. The entire property, including the land, is secured by a **security system including cameras and an alarm**.

In the garden, there is a house with a SPA (**Klafs Finnish sauna**), a summer kitchen, and a bathroom with a shower, a Hotspring **Jacuzzi**, a **stainless steel swimming pool**, a children's playground, and an outdoor dining area.

This villa with a timeless architecture and premium facilities is designed for demanding clients who are looking for comfortable and undisturbed living **right in the city center** on Castle Hill. The city's pedestrian zone is a 15-minute walk through Castle Valley. Nearby is the **forested Mountain Park**, suitable for walking, sports, and relaxation. The location is easily accessible from any part of the city and has a wide range of urban amenities.

House interior 397 m<sup>2</sup> + 92 m<sup>2</sup> terraces + 38 m<sup>2</sup> wellness house with a summer kitchen, land 1,118 m<sup>2</sup>