



## House Five-bedroom (6+kk)

€ 799 000 | CZK 20 070 880

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





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Total area	390 m <sup>2</sup>
Plot	760 m <sup>2</sup>
Foot print	182 m <sup>2</sup>
Floor area	350 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	Parking for 5 cars
Cellar	-
PENB	B
Reference number	41317

**This two-story five-bedroom family house with a terrace, sauna, and heated swimming pool offers luxurious living in a new and quiet part of Bratislava - Vrakuňa.**

The sunken floor consists of storage rooms, a laundry room, a gym, a **sauna**, and a utility room with a boiler. The barrier-free ground floor of the house has an entrance hall, a living room with a double-sided **fireplace**, a generous kitchen, a dining room, a bedroom with an en-suite bathroom with a bathtub and shower, and a separate toilet. Upstairs are four bedrooms and a bathroom with bathtub and en-suite toilet. If desired, the current layout can be divided into several residential units.

The standard equipment consists of Heroal triple-glazed aluminium windows, exterior aluminium blinds with remote control, a **central vacuum cleaner**, underfloor heating, **air-conditioning**, a heat pump, and a Bramac roof. On the plot is a heated **swimming pool** with a counter-current system, a well-maintained lawn with an automatic irrigation system, ornamental trees, fruit trees, or vines. Private covered parking spaces for multiple vehicles are available directly on the property in front of the house.

In the vicinity is the new Forest Park Vrakuňa, as well as quick connections to the highway and to the Avion and Ikea shopping centers.

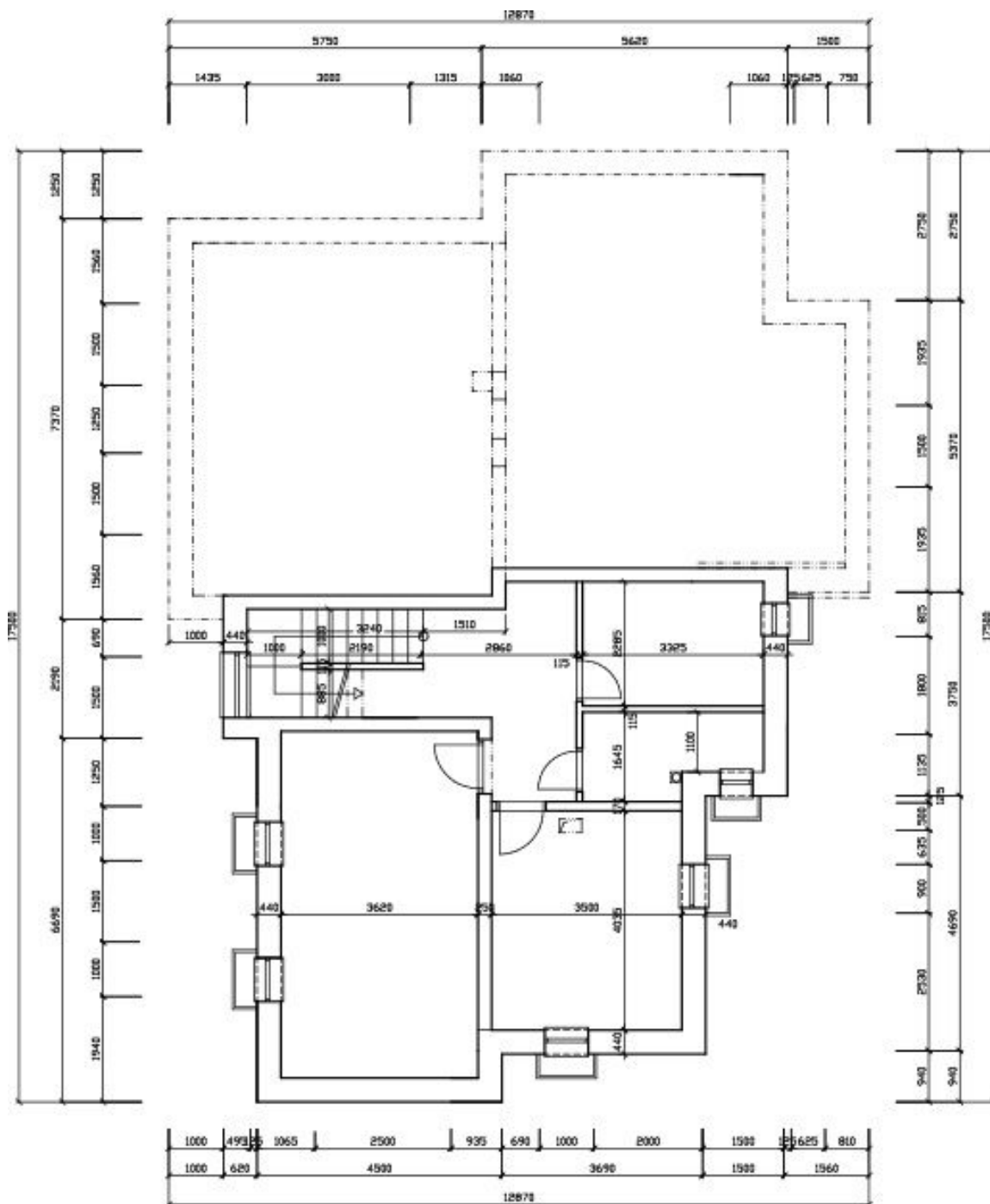
Land 760 m<sup>2</sup>, interior 350 m<sup>2</sup> + 40 m<sup>2</sup> terrace.



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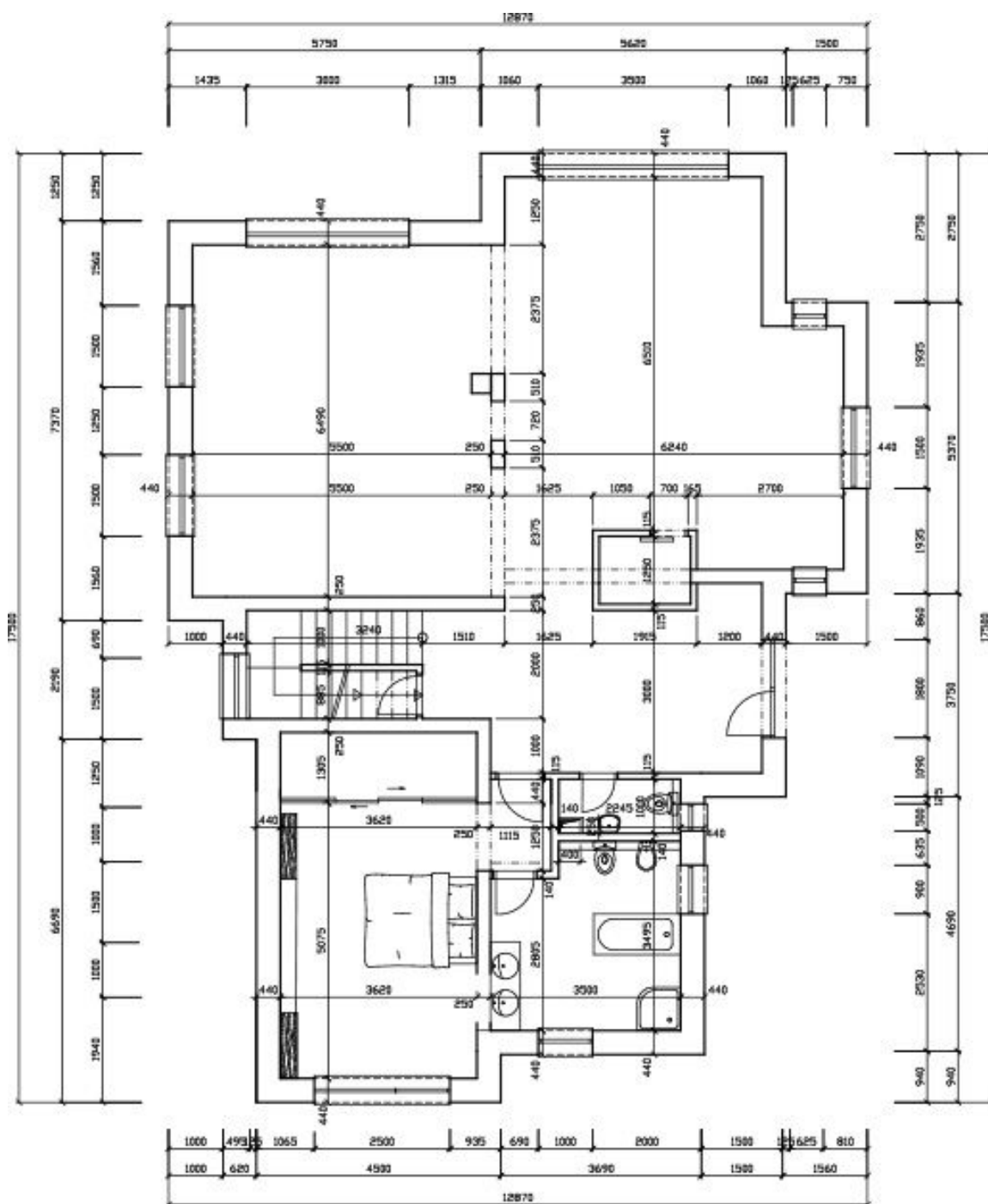
## PÔDORYSSUTERÉNU - 1.PP



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## PÔDORYS PRÍZEMIA - 1.NP



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