



House Five-bedroom (6+kk)

390 m², Bratislava II, Vrakuňa

€ 799 000 | CZK 20 234 675





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Usable area	390 m²
Plot	760 m²
Foot print	182 m²
Floor area	350 m²
Terrace	40 m²
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.

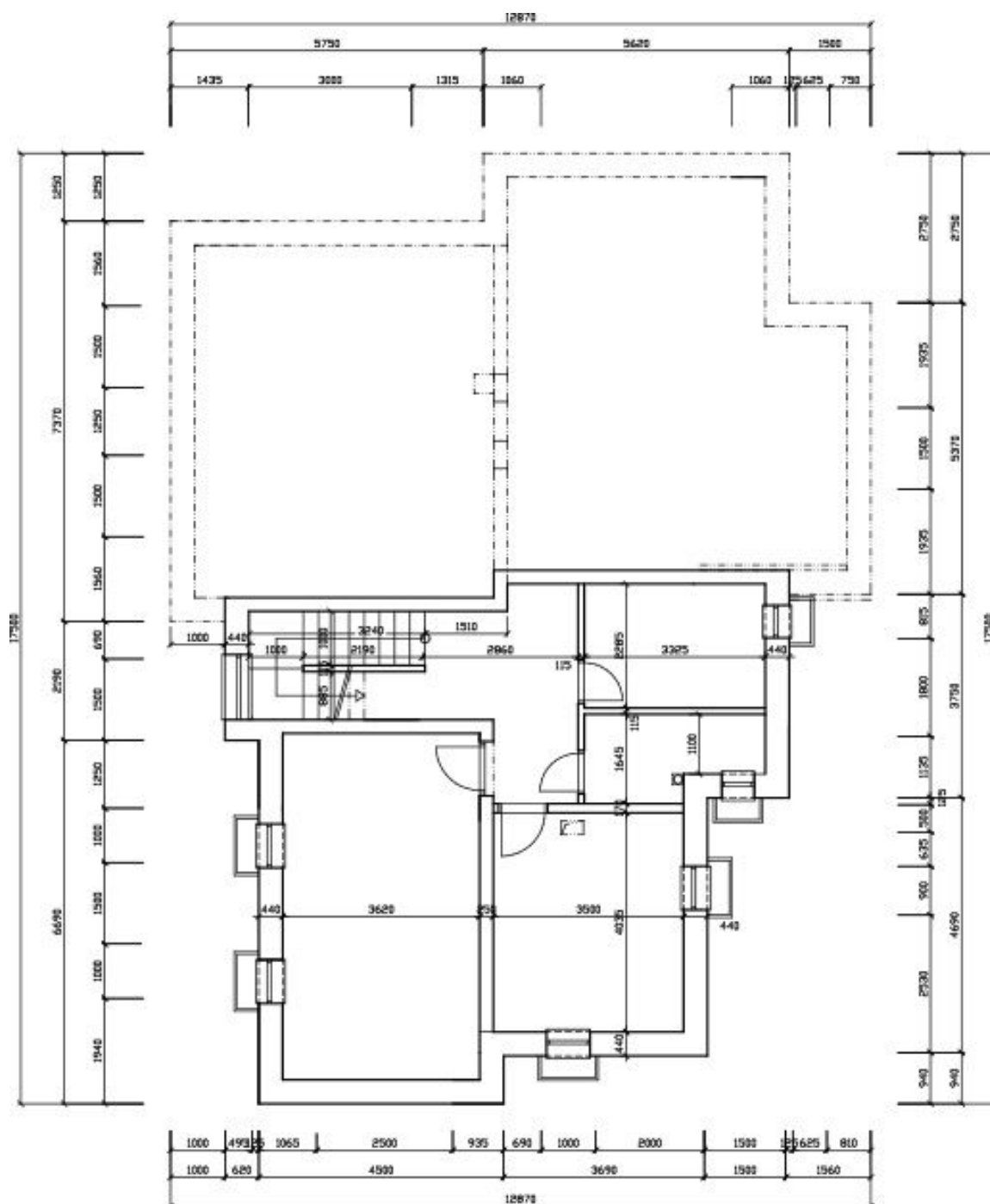
Land 760 m², interior 350 m² + 40 m² terrace.



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This architectural floor plan depicts a residential building with a complex, irregular footprint. The plan is oriented with the main entrance at the top center. The building's overall dimensions are 12870 units in width and 17500 units in depth. The layout includes a central living area with a fireplace, a dining area, and a kitchen. A large bedroom is located on the left side, and a bathroom is situated near the center. A staircase is positioned in the lower-left quadrant. The plan is annotated with numerous dimensions, including room sizes, wall thicknesses, and overall building measurements. The drawing is a technical representation of the building's design, showing the spatial organization and structural elements.

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