



House Six-bedroom (7+1)

855 m², Bratislava I, Staré Mesto

Ask for price





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Plot	1 685 m²
Parking	Double garage and three parking spaces in front of the house
Garage	Yes
Cellar	Yes
PENB	G
Reference number	101959

This luxurious villa, spread over five floors, combines an excellent location with a generous interior and exterior, dominated by a Tuscan garden with a fountain and sculptures designed by Vittorio Brunisso. The villa has a swimming pool, wellness area, cinema room, or wine cellar and is located in a prestigious address in Old Town in the immediate vicinity of Mountain Park.

On the lowest basement level of the villa is a double garage and spacious entrance hall with a majestic staircase and **elevator**. The upper basement consists of a relaxation area with a **cinema room** and a hanging fireplace, a vaulted **wine cellar**, a toilet, a utility room, and a **wellness area with a Finnish sauna and Jacuzzi** with a glass roof. From the relaxation area it is possible to enter directly into the garden. On the ground floor of the house is a living room with a **fireplace** with access to the **terrace**, a dining room, a kitchen with premium **Miele** appliances, a pantry, a utility room with a laundry area, a storage room, a separate toilet, and a walk-in closet. The second floor of the house features a spacious room with a **bio-fireplace** and French balcony and two bedrooms with **en-suite bathrooms**. The master bedroom's terrace has access to the garden and pool. In the **attic** (2nd floor) is a bedroom with an en-suite bathroom, walk-in closet, and a separate 2-room apartment with a kitchen.

Facilities consist of **underfloor heating**, exterior **electric aluminum blinds**, ceiling cooling, intelligent home system, audio system, camera system, alarm system, video doorman on each floor, and unique light fixtures made of **Murano glass**.

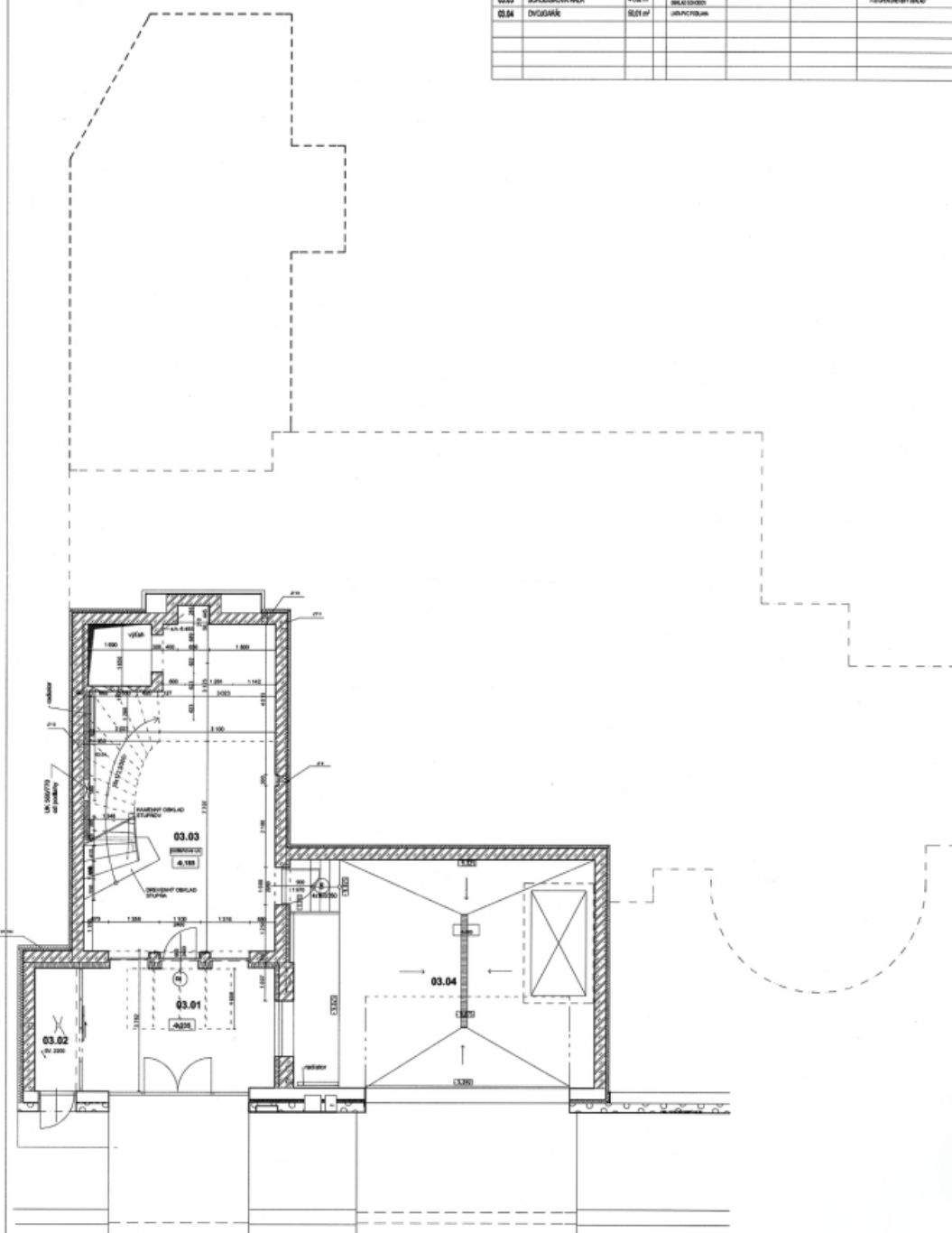
The sloping plot with historical elements is full of landscaped greenery, terraces, a **swimming pool**, a gazebo, a **fountain**, and stone statues from 1919–1932, when the property was owned by **Vittorio Brunisso**, an artistic stonemason of Italian origin, who designed the **garden himself in the spirit of the Baroque gardens** in Tuscany. He was inspired by one of the most beautiful gardens in the world, the **Isolla Bella garden** located on an island in the middle of Lake Maggiore.

The location, which could easily be called a natural **oasis of peace in the middle of Bratislava's Old Town**, offers complete civic amenities and easy access to the historic city center. Mountain Park, located in the immediated vicinity, is one of the oldest public parks in Bratislava.

Land 1,685 m², interior 855 m².

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Číslo míst	Název místnosti	Plocha	Požadavek	Stav	Stav	Požadavek
02.01	Základní	10,00 m²	10,00 m²			
02.02	Stavba nová	10,00 m²	10,00 m²			
02.03	Stavba nová	10,00 m²	10,00 m²			
02.04	Stavba nová	10,00 m²	10,00 m²			

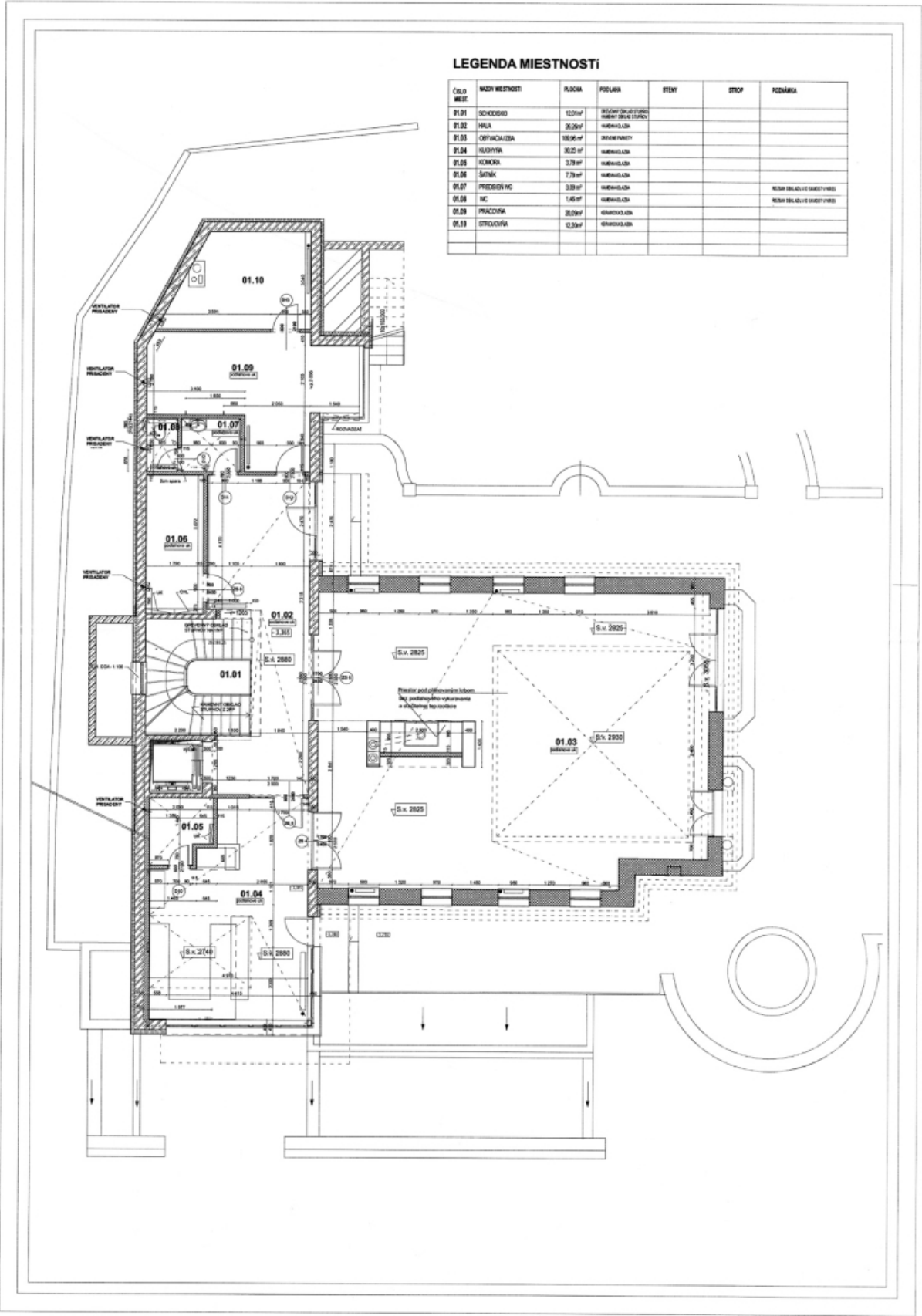




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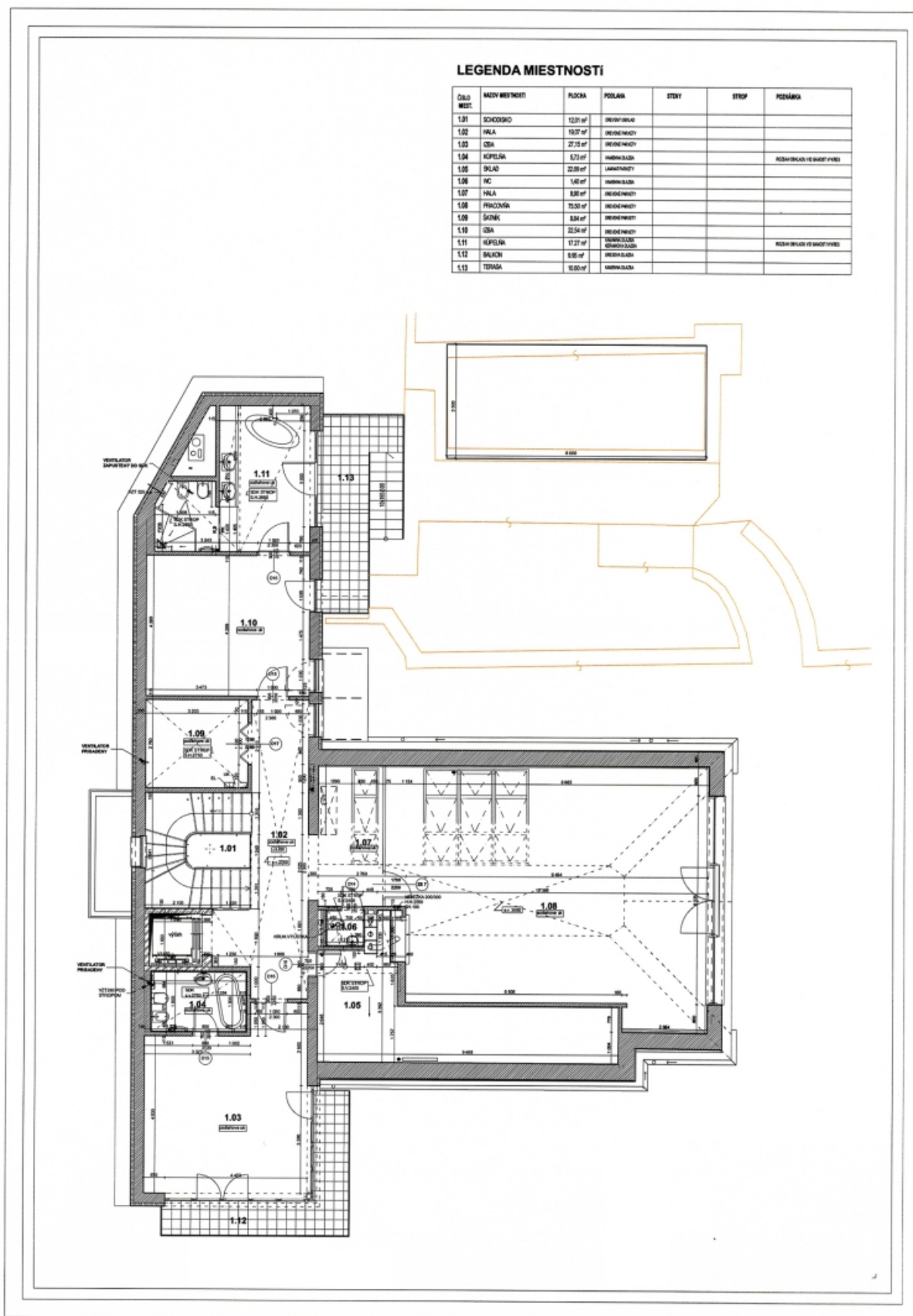




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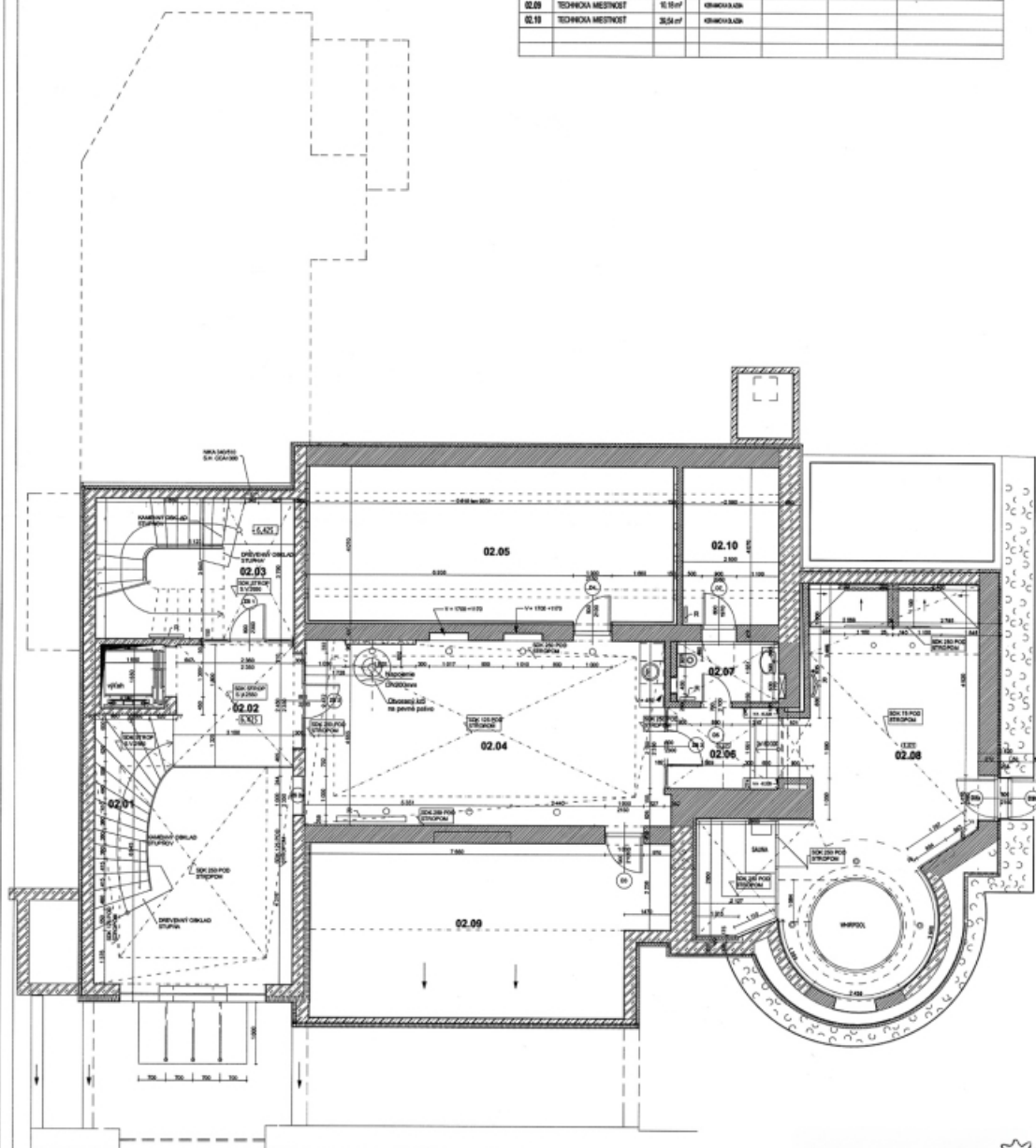
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LEGENDA MIESTNOSTI

ČÍSLO MIESTNOSTI	NÁZOV MIESTNOSTI	PLOCHA	PODLAHA	STĚNY	STROP	PEŇAŽNÍKA
02.01	CHODBIČKA A STUPNIE		BRANNO KUCHA - BRANNO KUCHA			1. STUPNIE (BRANNO KUCHA)
02.02	PODIEŠA	6,42 m²	BRANNO KUCHA			
02.03	CHODBIČKA D	10,85 m²	BRANNO KUCHA - BRANNO KUCHA			1. STUPNIE (BRANNO KUCHA)
02.04	KLUB	44,30 m²	BRANNO KUCHA			
02.05	YINNA PRÁČKA	38,15 m²	BRANNO KUCHA			
02.06	CHODBA	5,98 m²	BRANNO KUCHA			
02.07	WC	3,80 m²	BRANNO KUCHA			
02.08	RELAXAČNÁ MIESTNOSŤ	51,62 m²	BRANNO KUCHA			BRANNO KUCHA (BRANNO KUCHA)
02.09	TECHNICKÁ MIESTNOSŤ	11,10 m²	BRANNO KUCHA			BRANNO KUCHA (BRANNO KUCHA)
02.10	TECHNICKÁ MIESTNOSŤ	38,54 m²	BRANNO KUCHA			





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