



House Four-bedroom (5+kk)

Ask for price

272 m², Svätý Jur





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Usable area	272 m ²
Plot	878 m ²
Foot print	141 m ²
Floor area	199 m ²
Parking	Yes
Garage	73 m ²
Cellar	-
PENB	A
Reference number	106248

Sale of a newly built 5-room family house with panoramic views located in the newly built part of the town of Svätý Jur near Bratislava. The house will be completed in November in the standard of the bare house.

The three-story brick house is recessed into the slope and basement. The layout of the 1st floor, as the day part, consists of a living room elegantly connected with a dining area and a kitchen with a pantry, a study, a bathroom, and a utility room. On the 2nd floor is a night part with a master bedroom and two bedrooms facing east. The master bedroom has an en-suite bathroom accessible through a walk-in closet and is lighted thanks to a panoramic skylight. In addition, there is another bathroom, a utility room, or a separate toilet on the floor. The parking garage has enough space for 3 cars and storage space.

The standard of the house includes underfloor heating, gas boiler, heat pump and pre-installation for air conditioning. Also ambient lighting, video doorman, security and camera system. There is a buried 7 cubic meter water collection tank on the property. The paved areas are made of concrete pavers. The land belongs to the conservation area of the monument zone and is located outside the built-up area of the village. The construction of a family house on the land has been issued a valid zoning permit. On the plot are all utilities.

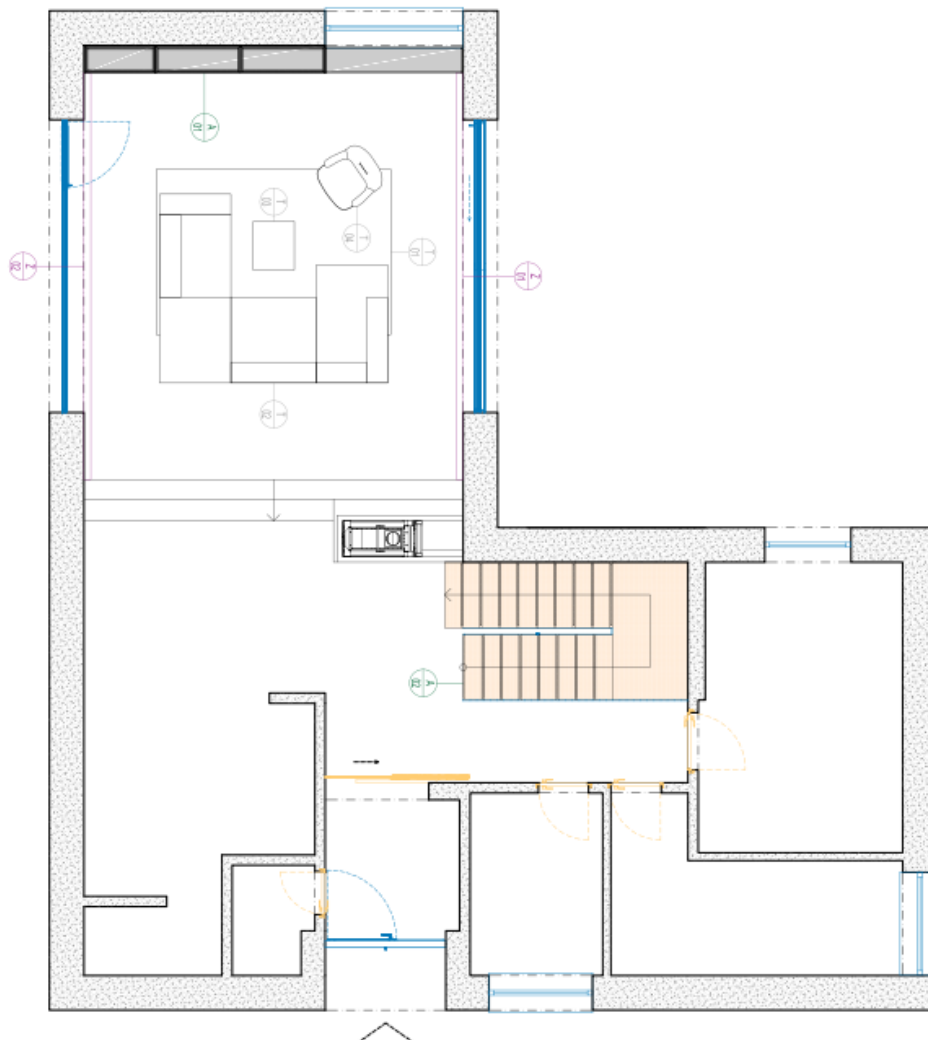
The town of Svätý Jur is mainly known as a stop on the journey along the Small Carpathian Wine Route. It offers a year-round programme of themed events inspired by wine, history, art and picturesque landscapes. The town is dominated by the early Gothic church of St. George, a unique wooden bell tower and the Pálffy manor house. There are also the ruins of the White Stone Castle. The surrounding countryside is part of the protected landscape area of the Small Carpathians and the protected nature reserve Šúr. A number of cycling routes, nature trails and a lookout tower on a hill overlooking the Danube Lowlands contribute to its attractiveness. There are schools, a small health centre, a pharmacy, a post office, shops and restaurants in the town. Other amenities are located in nearby Pezinok. Excellent transport connections with Bratislava by car, suburban bus lines or train.



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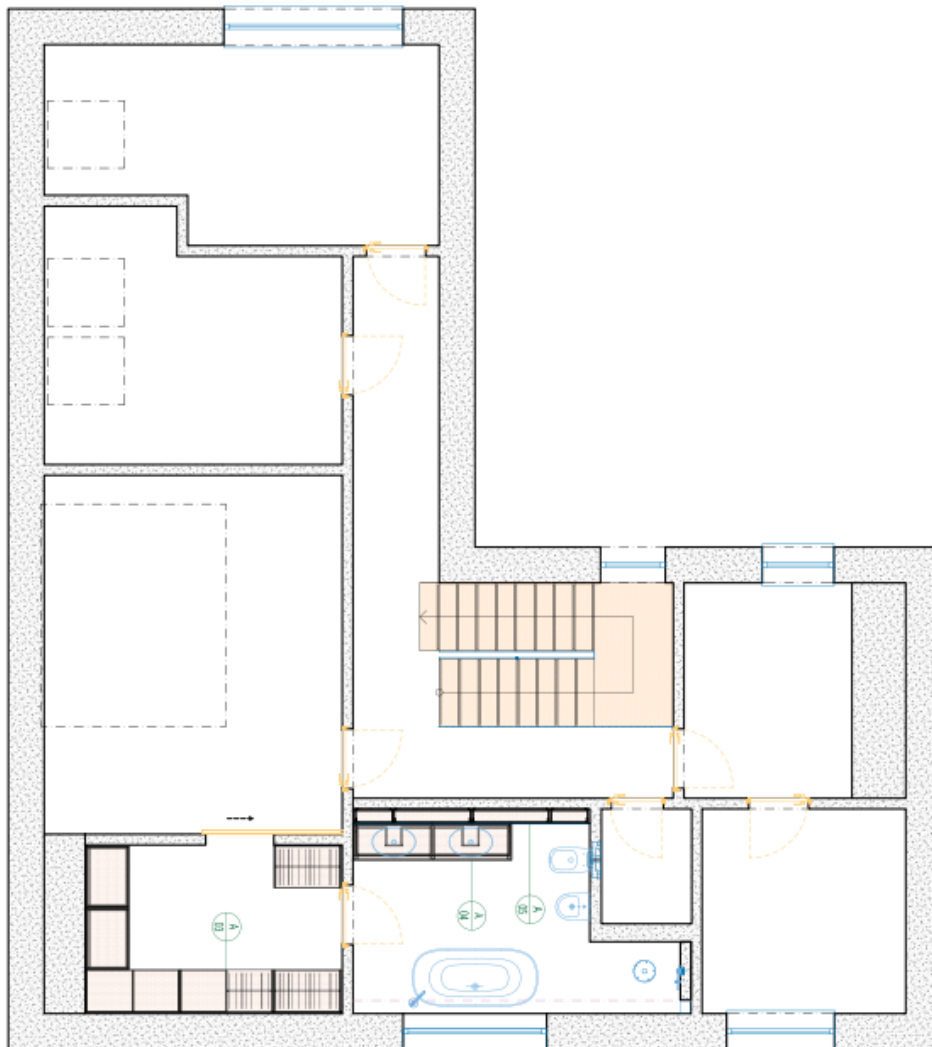




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