



House Four-bedroom (5+kk)

€ 669 990 | CZK 16 903 848

357 m², Stupava, Malacky





House Four-bedroom (5+kk)

€ 669 990 | CZK 16 903 848

357 m², Stupava, Malacky

Total area	357 m ²
Garden	734 m ²
Floor area	207 m ²
Terrace	78 m ²
Loggia	3 m ²
Parking	Yes
Garage	34 m ²
Cellar	35 m ²
PENB	G
Reference number	106597

This furnished 4-bedroom family house full of natural light is located on a sloping plot in a quiet residential part of Stupava. Its superior amenities include an indoor saltwater swimming pool, air-conditioning, heated double garage, cellar, landscaped garden, and spacious terraces. The location guarantees pleasant living close to nature, as well as to Bratislava, which is only 20 minutes away by car.

The entrance to the house consists of a foyer with custom-made furniture and storage space with access to the garage. The closet has a secret door to the guest room with a bathroom. The living room with a **fireplace** is connected to the kitchen with a **pantry** and dining area. The kitchen area and living room have access to the terrace and garden. Upstairs, there is a bathroom with a bathtub and **3 bedrooms**: two children's bedrooms and the master suite with a walk-in closet and **balcony**. The hallway has a door to a **spacious terrace** with panoramic views of the city with a pre-preparation for a Jacuzzi. The house has a **cellar** (35 m²) and a **walk-up attic**.

Facilities consist of **air-conditioning**, solar film on the windows, and fingerprint entry to the house. The plot has its own well, and heating is provided by a combination of radiators and **underfloor heating**. The house has a fireplace, alarm system, electric gate, automatic irrigation, robotic mower, **swimming pool** (7x4 m, depth 120 cm). The house has a heated double garage and 4 cars can park in the courtyard.

The town of Stupava is situated between the western slopes of the Little Carpathians and the southern part of the Záhorská lowlands, which ensures an excellent location close to Slovakia's natural wealth, Bratislava, but also Austria. It lies next to nature reserves, bike paths and hiking trails. Excellent connections to the main routes to Bratislava and the Bory business center with a modern hospital.

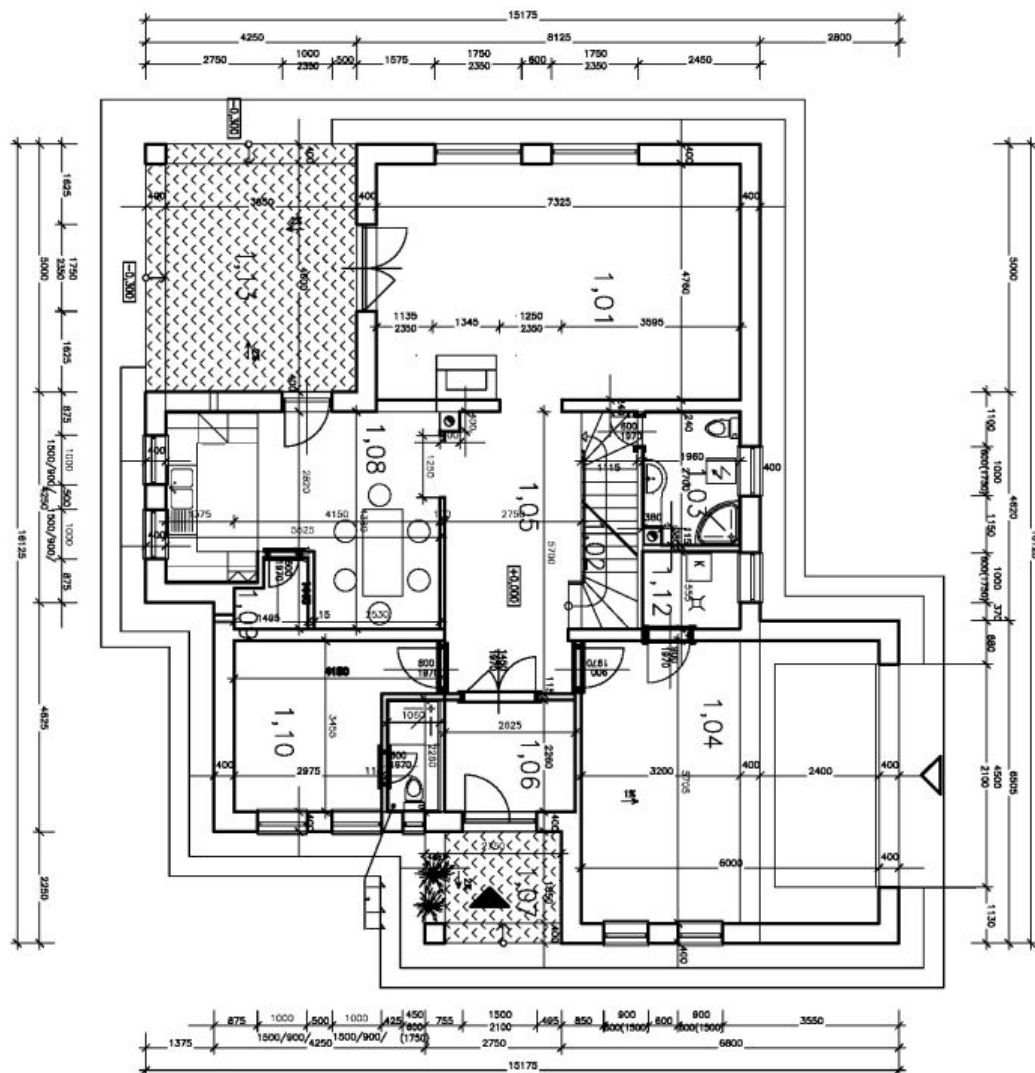
Interior 207 m², garden 734 m², double garage 34 m², terraces 78 m²



House Four-bedroom (5+kk)

€ 669 990 | CZK 16 903 848

357 m², Stupava, Malacky



LEGENDA MIESTNOSTI

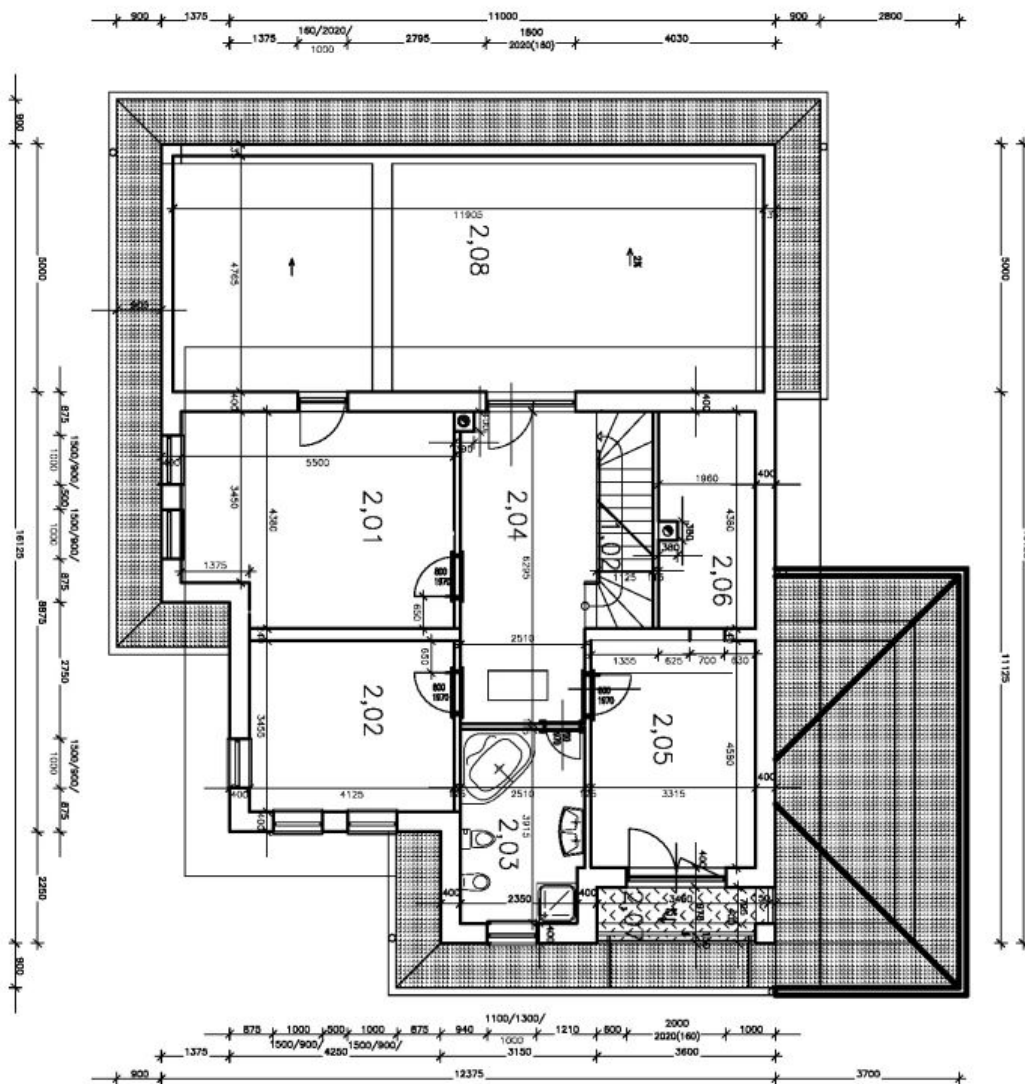
Id	Názov miestnosti	Podlažie	Typ miestnosti	Stav	Príslušenstvo
1.01	OBYTNÁ ČASŤ	34	OBYTNÁ ČASŤ	P3	OBYTNÁ ČASŤ
1.02	SPALŇOVNÁ	5	SPALŇOVNÁ	P3	SPALŇOVNÁ
1.03	KÚPEĽNÁ	5,49	KÚPEĽNÁ	P3	KÚPEĽNÁ
1.04	KUCHYŇA	34,25	KUCHYŇA	P3	KUCHYŇA
1.05	PRÁČO	10,8	PRÁČO	P1	PRÁČO
1.06	ZDŤAŇOVNÁ	5,9	ZDŤAŇOVNÁ	P1	ZDŤAŇOVNÁ
1.07	ZÁHRADNÉ	408	ZÁHRADNÉ	P1	ZÁHRADNÉ
1.08	KOTLOVNÁ	21,28	KOTLOVNÁ	P1	KOTLOVNÁ
1.09	KUCHYŇA	1,8	KUCHYŇA	P1	KUCHYŇA
1.10	SPALŇOVNÁ ČASŤ	12	SPALŇOVNÁ ČASŤ	P3	SPALŇOVNÁ ČASŤ
1.11	KOTLOVNÁ	2,4	KOTLOVNÁ	P1	KOTLOVNÁ
1.12	KOTLOVNÁ	3	KOTLOVNÁ	P1	KOTLOVNÁ
1.13	TERASA	21,88	TERASA	P1	TERASA



House Four-bedroom (5+kk)

€ 669 990 | CZK 16 903 848

357 m², Stupava, Malacky



□ KONKRETNÉ MIESTNOSTI A POKRYTIE V PRÍLOHE 2
□ KONKRETNÉ MIESTNOSTI A POKRYTIE V PRÍLOHE 3

LEGENDA MIESTNOSTI

Id	Názov miestnosti	Šírka	Prázdna	Strop	Steny
2,01	OBN	2,3	1,900/1,900	PI	POKRYTIE
2,02	OBN	1,4	1,900/1,900	PI	POKRYTIE
2,03	KOCHN	0,8	1,900/1,900	PI	POKRYTIE
2,04	OBN	0,8	1,900/1,900	PI	POKRYTIE
2,05	OBN	0,8	1,900/1,900	PI	POKRYTIE
2,06	OBN	0,8	1,900/1,900	PI	POKRYTIE
2,08	OBN (TOA)	0,8	1,900/1,900	PI	POKRYTIE