



## House Seven-bedroom (8+1)

€ 1 995 000 | CZK 49 805 175

549 m<sup>2</sup>, Bratislava I, Staré Mesto, Na Hrebenku





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Total area	549 m <sup>2</sup>
Plot	790 m <sup>2</sup>
Foot print	145 m <sup>2</sup>
Garden	681 m <sup>2</sup>
Floor area	516 m <sup>2</sup>
Parking	Yes
Garage	34 m <sup>2</sup>
Cellar	Yes
PENB	D
Reference number	107874

This two-story house located on a sloping plot on Castle Hill offers both a prestigious Bratislava address and quiet living overlooking the city. The property has been partially modernized and is ideal for renovation or redevelopment to suit your own needs. There is a fenced plot with a garden and cellar, located in close proximity to embassies, green areas, Bratislava Castle, and the city center.

The house consists of a basement, two above-ground floors, cellar space, and a gable roof, under which an attic room can be created. The house has **3 residential units with separate entrances**. It also come with complete project documentation and a building permit for the reconstruction and extension of one floor with the extension of paved areas for parking.

The house was built in 1987. It has wooden and plastic windows, a fireplace, and wooden entrance and interior doors. The **garden** (681 m<sup>2</sup>) has a separate wine cellar, mature coniferous trees, and views of the city. The property is perfect for a discerning client, since it can be used as a family residence or elegant company headquarters, or even as an investment for conversion into luxury residential apartments. Parking for 2 cars secured in the garage and another two in front of the garage.

Castle Hill is one of the most prestigious, quiet, and safe parts of the capital city. It offers panoramic views and quick access to the center, the Castle, and Mountain Park. There are galleries, museums, restaurants and cafes, hotels, private schools, and kindergartens in the vicinity.

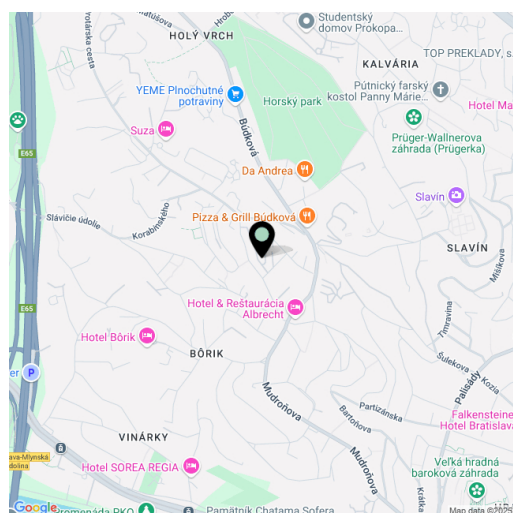
Usable area 515 m<sup>2</sup>, land 790 m<sup>2</sup>, garage 34 m<sup>2</sup>

Cellar: 108.70 m<sup>2</sup> - summer kitchen, utility room, 3x closet, hallway, stairs, bathroom, and separate toilet.

1st floor: 142.59 m<sup>2</sup> - foyer, closet, kitchen, hallway, stairs, living room, 2x bedroom, bathroom, and separate toilet.

2nd floor: 142.59 m<sup>2</sup> - foyer, closet, kitchen, hallway, stairs, living room, 2x bedroom, bathroom, separate toilet, garage.

Attic - 115.82 m<sup>2</sup>

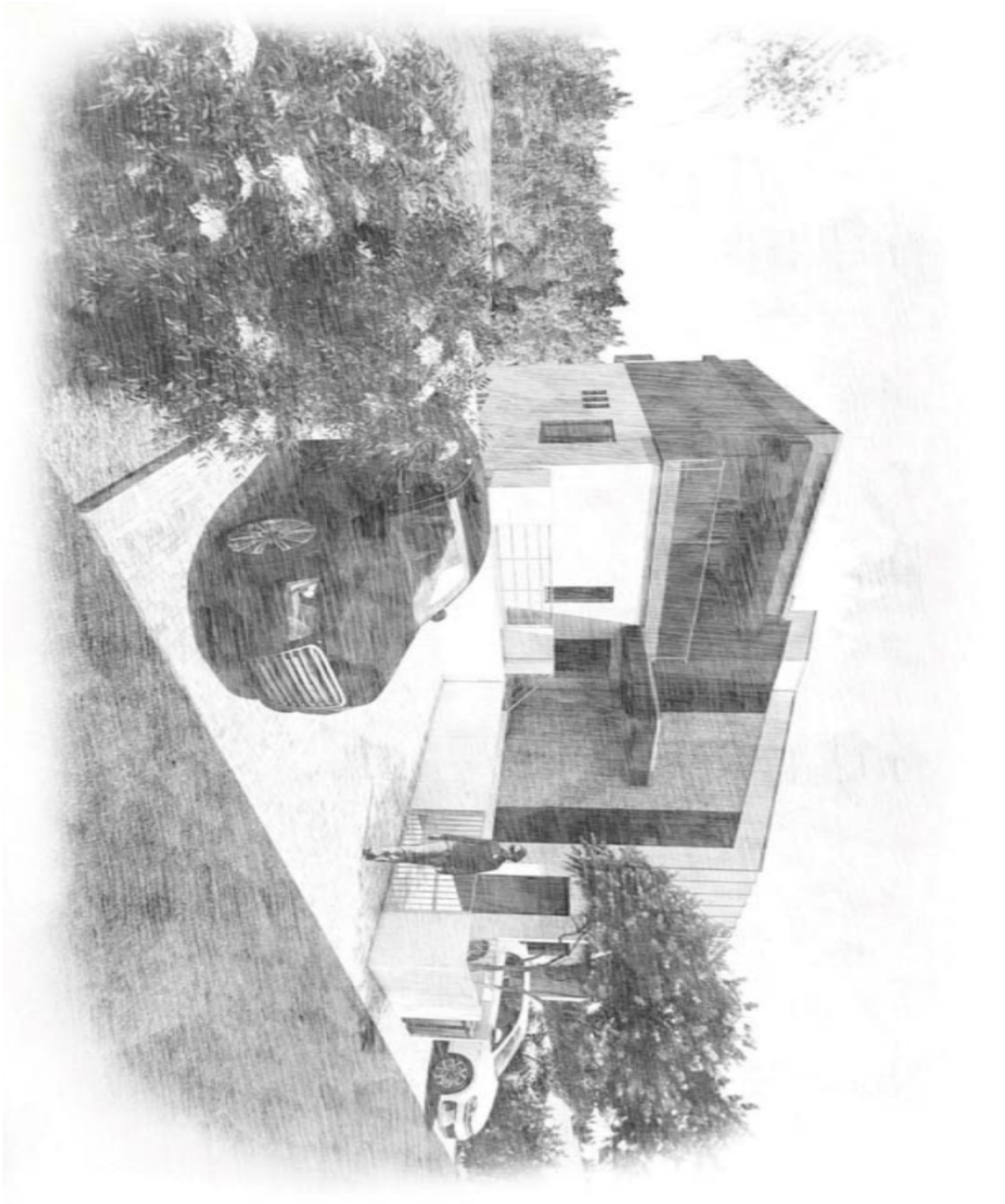




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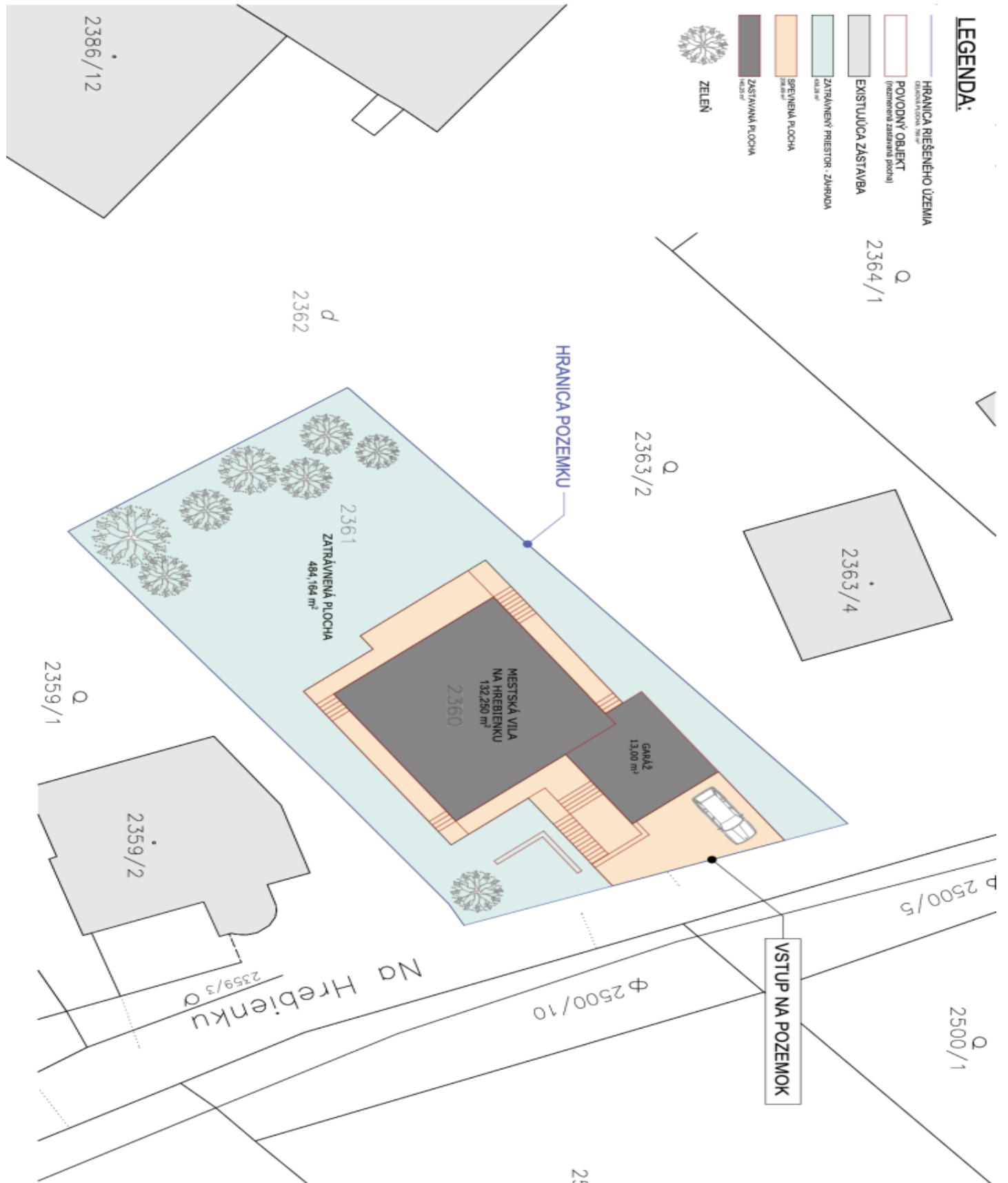




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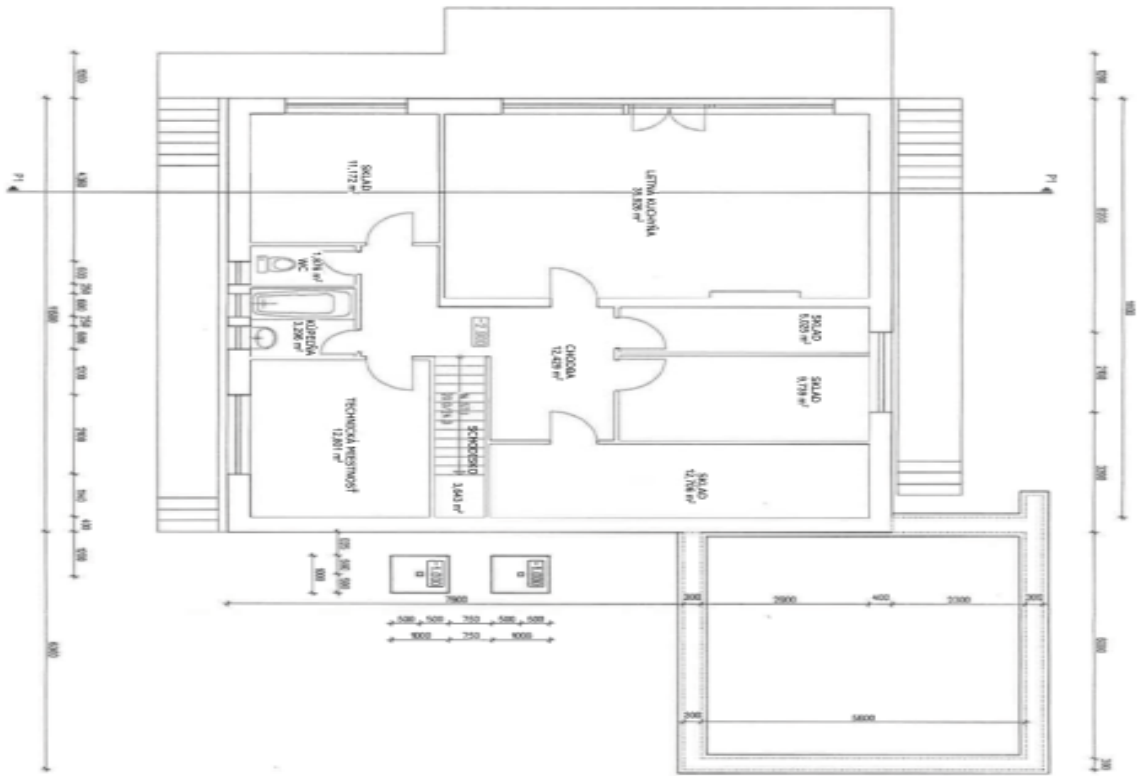
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## PÔDORYS SUTERÉN

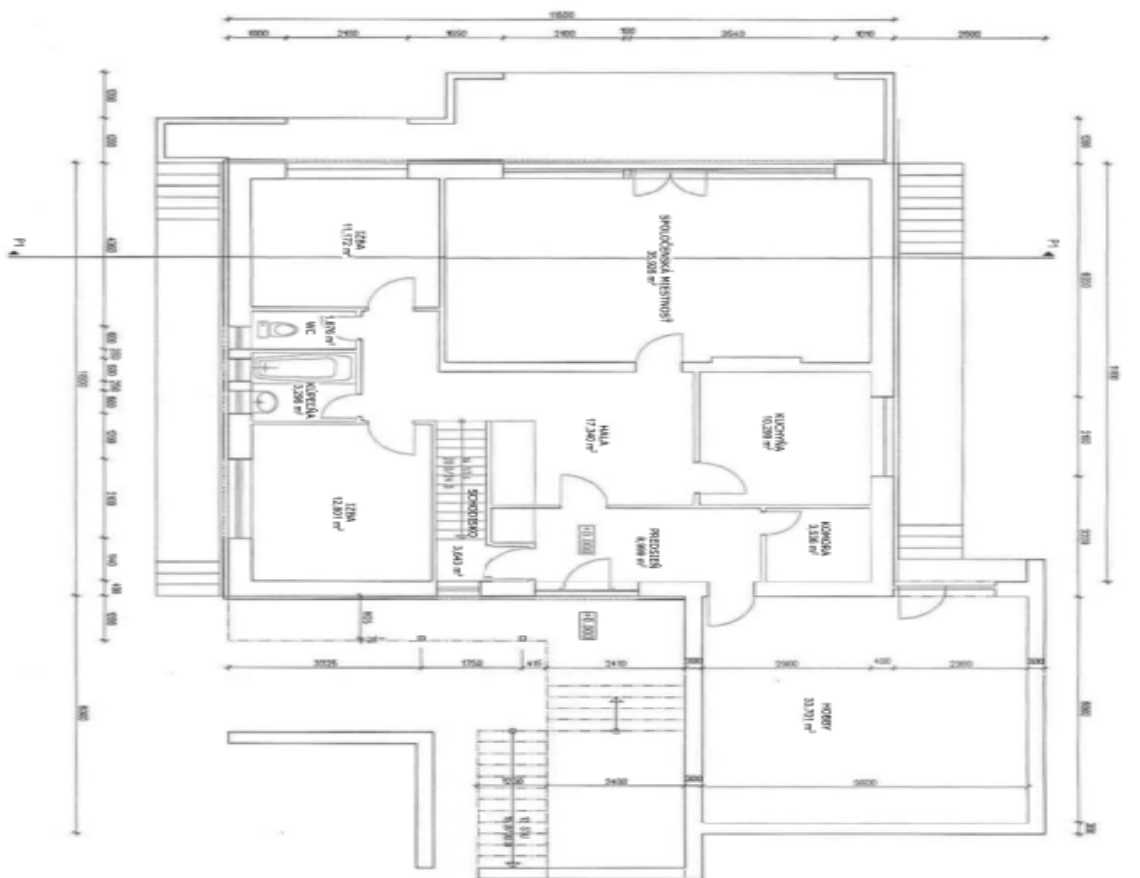
Užitková plocha podlažia (suterén): 109,70m<sup>2</sup>

ZÁKLADNÉ PLOCHY  
VÝKONKOVANÁ  
MĚTKA B 5  
ZÁKLADOVÁ ŠKALA MIEŠT. 817. M.N. 20 CM V RÁSTLIN. TERÉNE!!!



## PÔDORYS 1.NP

Užitková plocha podlažia (1.NP): 142,59m<sup>2</sup>



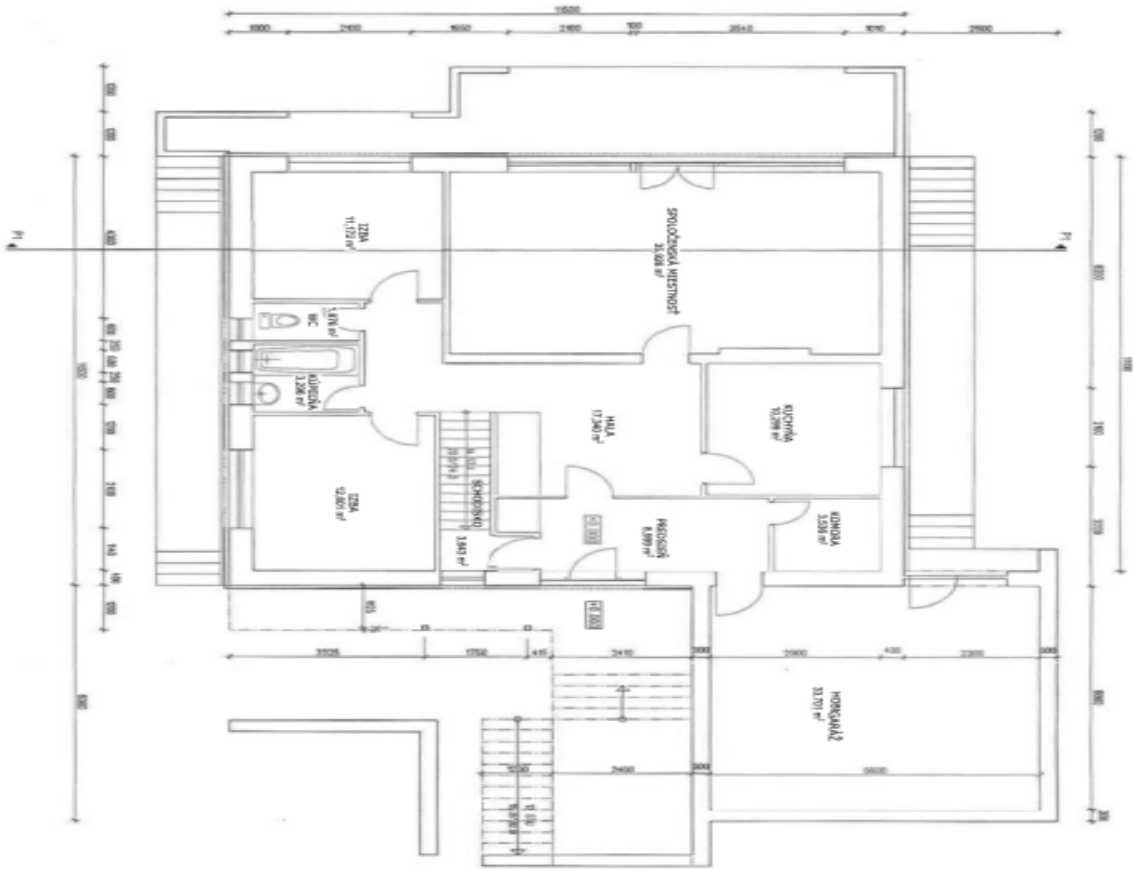


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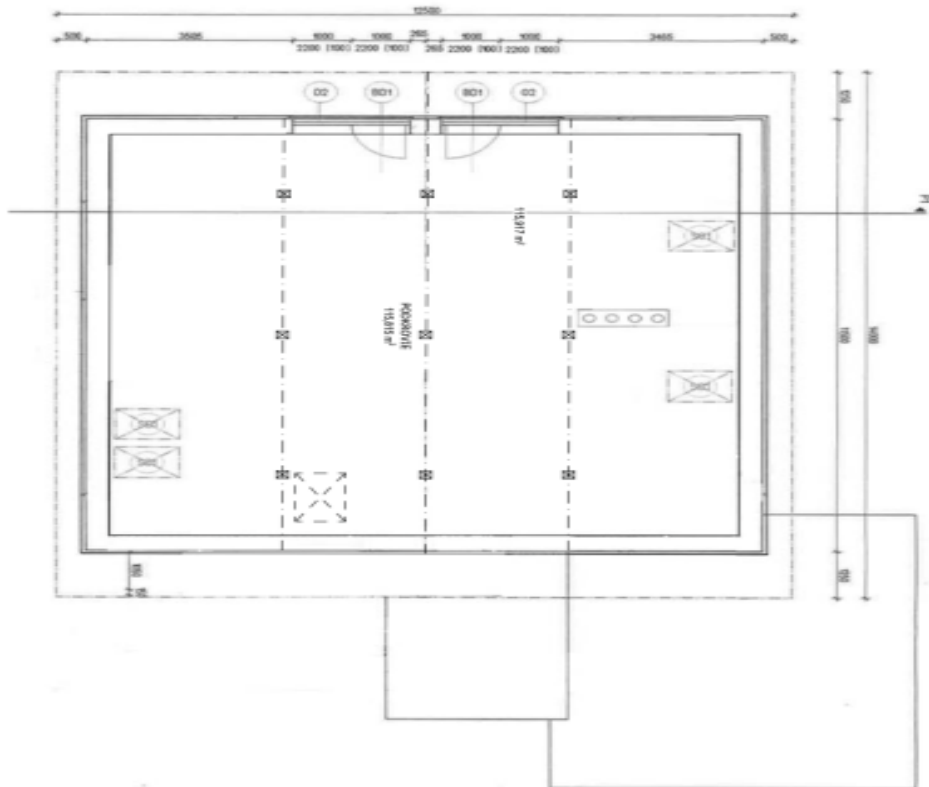
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**PODORYS 2.NP**  
Užitková plocha podlažia (2.NP): 142,59m<sup>2</sup>



**PODORYS PODKROVIE**  
Užitková plocha podlažia (Podkrovia): 115,92m<sup>2</sup>





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