



## House Four-bedroom (5+kk)

Rented

630 m<sup>2</sup>, Bratislava I, Staré Mesto





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Plot	935 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	31741
Available from	Immediately

This practically designed family house with a sauna, an indoor swimming pool, and a terrace with panoramic views of the Danube River is located in the quiet residential area of Bôrik, high above the city center, yet within easy reach.

On the ground floor, there is a **swimming pool**, a **sauna**, a **jacuzzi**, sanitary facilities, a laundry room, a pantry, and a utility room. The first floor consists of a living room with glass walls, a **terrace**, and a **balcony**, a kitchen (with access to the garden with a gazebo and barbecue), and an entrance hall with a closet. On the 2nd floor, there are 3 bedrooms, a bathroom (with a toilet, a bidet, a bathtub, and 2 sinks), a study, a dressing room, and a guest toilet. The 3rd floor consists of a generously apportioned lounge with large-format French windows, a **bar**, a **home cinema**, and a **terrace with impressive views of the surrounding area**. There is also a bathroom (with a bath, a shower, a toilet, and a bidet), a closet, and an atrium with access to the attic.

The facilities include **wooden floors**, air conditioning, an **onyx counter** in the bathroom, a **marble-covered fireplace**, plastic windows with interior blinds, a kitchen with **Miele** appliances, a laundry chute, a **central vacuum cleaner**, security equipment, or a heated entrance to a garage for 3 cars. Parking for 3 additional cars is available on the plot. The garden features ornamental shrubs and a carefully landscaped lawn.

The peaceful location boasts plenty of greenery. The **Bratislava Castle** is a three-minute ride away. The **Zoo** or the **Mountain Park** are also close-by. Traveling by car is more comfortable thanks to the proximity of the D2 highway.

Usable area 630 m<sup>2</sup>, land 935 m<sup>2</sup>.