



## House Three-bedroom (4+1)

Sold

208 m<sup>2</sup>, Bratislava IV, Devín





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|                  |                    |
|------------------|--------------------|
| Total area       | 208 m <sup>2</sup> |
| Plot             | 375 m <sup>2</sup> |
| Floor area       | 146 m <sup>2</sup> |
| Terrace          | 62 m <sup>2</sup>  |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | -                  |
| PENB             | A                  |
| Reference number | 36612              |

**This new two-story three-bedroom house with three bathrooms and an intelligent home control system, completed throughout to a premium standard, offers unparalleled direct views of Devín Castle.**

On the ground floor, the entrance opens onto a hall with a wardrobe and a guest toilet with a sink. Further on is a bedroom with an **en-suite bathroom** with a bathtub and toilet and a bright living room connected to a dining area and kitchen, which is equipped with a granite countertop, **Siemens** appliances including a dishwasher, and has access to a closet. Upstairs, there are two bedrooms, two bathrooms (one with a shower and a preparation for a sauna, the other with a bathtub and toilet), a **walk-in closet**, and a utility room.

The standard of the house includes oak **wooden floors**, quality laminate floors and tiles in selected rooms, **wood-aluminum triple-glazed windows**, **external aluminum motorized blinds**, a heat recovery system, air-conditioning throughout the house, and above-standard interior doors. The bathrooms are equipped with **Kludi** faucets, a **Hansgrohe** shower with a concealed faucet, and **Laufen** sanitary ware. The staircase is made of ash wood; the walls of the rooms are lined with Novatop wall panels (cross-laminated timber). The house is **secured by a fingerprint access reader**, a Jablotron security **alarm**, and an **intelligent home control system**. **The facade of the house is lined with Siberian spruce wood.**

The oldest continuously inhabited part of Bratislava, originally settled by the Celts, has a rich history and a peaceful atmosphere. Located right by the house is the Devínska Kobyla nature reserve with lovely hiking trails, and within walking distance you can get to a public transport stop, cafes, and restaurants.

The house made of CLT solid panels is located in a recreational area and is therefore managed as a building for recreational purposes with the possibility of year-round living. The building is very suitable for allergy sufferers and has very good thermal insulation properties. This modern energy-efficient building with an energy A certificate was designed by a renowned Czech architectural studio.

Interior 146 m<sup>2</sup>, terrace 62 m<sup>2</sup>, land 375 m<sup>2</sup>. Possibility to lease the neighboring land on a long-term basis.

The price of the property is EUR 599,000.