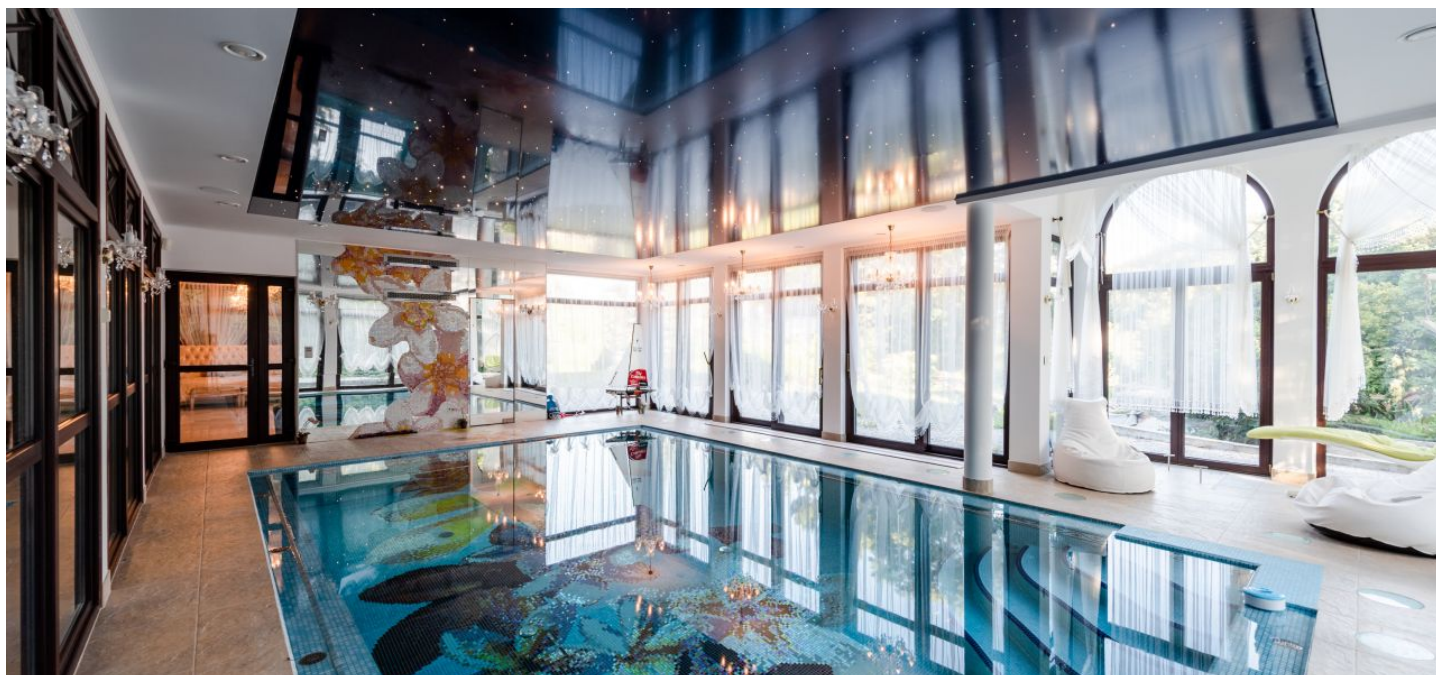




## House Eleven-bedroom (12+1)

Ask for price

870 m<sup>2</sup>, Modra, Pezinok





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Plot	6 337 m <sup>2</sup>
Foot print	1 288 m <sup>2</sup>
Parking	Parking for 40 cars
Garage	Yes
Cellar	-
PENB	G
Reference number	37190

**This renovated designer manor house originally built in 1905 is located in a biodiverse nature park. Its unique interior boasts Versace furniture and a smart home system. With an extensive 63 acre property, it offers panoramic views of the surrounding greenery.** The manor received final approval in 2018.

The manor consists of seven bathrooms and twelve rooms, seven of which are bedrooms, furnished with designer pieces by the **Versace** brand. The main house has a **rooftop terrace** and a separate **wine cellar**. There are other buildings on the grounds: a conference center that fits 40 people, staff quarters, and a four-car garage with a preparation for a charging station for electric vehicles.

The entrance level of the manor contains a guest bathroom, a full bathroom, two closets, an entrance hall with a dining area and access to the terrace, a fully fitted kitchen, a living room, a housekeeper bedroom, and a **fitness studio** in a glazed alcove. On the 1st floor, there is a study with a library and a zen hallway leading to the second bedroom with a **balcony** and its own living room with an en-suite bathroom. A master bedroom with a dressing room and a bathroom with a **freestanding bathtub** and a walk-in shower complete this level. On the second floor of the manor are three bedrooms with en-suite bathrooms and another bedroom with a built-in wardrobe. The manor also hides a secret room. The detached building with a conference room comes with an open plan bedroom with an en-suite bathroom, an **indoor pool**, and a ballroom.

Facilities include interior **designer elements** by **Versace Home Design**, wooden Euro windows, underfloor heating, **solar panels**, **ceiling stucco**, wallpaper, a **fireplace**, crystal chandeliers, a fiber optic chandelier on the staircase, built-in Siemens kitchen appliances, a projector, an audio system, an exterior camera system, automatic irrigation, a well, and a **fountain**. Up to 36 cars can park on the property. The grounds are also ready for the installation of an outdoor pool and a salt cave with a relaxation area.

**The manor is strategically located—only 25 km from Bratislava.** The Czech D2 highway and the Austrian A6 highway are an hour's drive away.

Surrounded by greenery with a private park, this **exceptional elegant manor** is ideally suited for both residential and business use. The attractive **wine regions** in Pezinok a Modra are close-by.

Built-up area 1,288 m<sup>2</sup>, land 6,337 m<sup>2</sup>.