



## House Four-bedroom (5+kk)

Sold

397 m<sup>2</sup>, Stupava





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Total area	397 m <sup>2</sup>
Plot	1 870 m <sup>2</sup>
Floor area	379 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	4x outdoor and 3x garage parking included
Garage	Yes
Cellar	-
PENB	A
Reference number	37287

This two-story family house with modern home equipment, a swimming pool, and an illuminated swimming lake is surrounded by a spacious plot of almost 19 ares, which includes a landscaped garden with conifers and two gazebos with a fireplace. It is located just a few minutes' drive from Bratislava in Stupava—a city with a rich history.

On the ground floor there is an entrance hall with a toilet with a sink, a bathroom with a massage shower, a bedroom, a living room with a fireplace lined with sandstone and access to the terrace, a backlit kitchen with a central island, a dining area, and a pantry. The house can also be entered directly from the garage.

Upstairs is a gallery, a bedroom with access to a terrace and a walk-in closet, and two more bedrooms also with access to the balcony. Plenty of storage space can be found in the walk-in attic.

In the recessed floor of the house is a sauna, fitness room, Buderus boiler room, a room with pool equipment, a double garage, and plenty of additional storage space.

The interior features include oak and ash wood parquet floors, underfloor heating, wooden windows, motorized electric shutters, wooden interior doors, and a fully equipped kitchen with built-in appliances. Lighting in the house is provided by an intelligent control system with LED backlit ceilings. The exterior equipment includes two gazebos with a fireplace and seating area, a swimming pool, a drilled well with a depth of 30 m, a bathing lake with a depth of 3.5 m, garden lighting, and automatic irrigation. Parking is available in the garage and on outdoor parking spots on the plot. Entrance to the land is possible from two streets. The property is surrounded by a stone wall.

Thanks to its excellent location and natural and cultural richness, Stupava is one of the most visited towns and villages near Bratislava. Stupava Park with rare trees is one of the most beautiful places in the Bratislava Region. The house is located in the immediate vicinity of nature reserves, bike paths, and hiking trails. The town borders the Little Carpathians and the popular tourist Pajštún Castle to the east and the Morava River to the west.

House interior 295 m<sup>2</sup>, garage 84 m<sup>2</sup>, terrace 12 m<sup>2</sup>, balcony 6 m<sup>2</sup>

Land 1,870 m<sup>2</sup> (land under the house, adjacent land, a second building plot used as a swimming lake, and a share of the access roads)