



## House Five-bedroom (6+kk)

Ask for price

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





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Usable area	811 m <sup>2</sup>
Plot	526 m <sup>2</sup>
Foot print	758 m <sup>2</sup>
Garden	293 m <sup>2</sup>
Floor area	625 m <sup>2</sup>
Balcony	18 m <sup>2</sup>
Terrace	168 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	37747

**This exceptional, completely renovated Functionalist 5-story villa with a swimming pool, sauna, and large terraces with unique views of the city and Bratislava Castle is located in the prominent Palisády neighborhood in Old Town.**

The layout of this five-bedroom villa is spread out over a total of five floors. The first floor consists of an entrance hall, garage, **wine cellar**, and toilet. Upstairs is a laundry room, utility room, large glazed hobby room, a **Finnish sauna**, a bathroom, and access to the **terrace**.

On the third floor is the social part of the house—a 70 sq. m. living room that transitions into a dining room and kitchen with a pantry. The dining room has access to the balcony and the living room has access to the second **terrace with a swimming pool** (9x3 sq. m.).

The fourth floor serves as a private part of the house. It contains 3 bedrooms, 2 separate walk-in closets, two bathrooms, and a storage room. On the topmost fifth floor is a separate toilet, a small kitchenette, a large glazed study with access to the third 65 sq. m. **wraparound terrace**, a separate walk-in closet, and a bathroom with a shower. All floors can be accessed by an **elevator** as well as by a staircase. An exterior staircase leads to the second floor.

The standards of the house include high-quality materials, such as aluminum multi-chamber Austrian Josko windows, a security system, Hormann **insulated aluminum garage doors**, and complete Miele kitchen equipment, including a dishwasher.

The **sought-after neighborhood of Palisády** in the immediate vicinity of Bratislava Castle offers a quiet and peaceful environment, yet at the same time excellent transport accessibility and proximity to shops and all necessary services. The historic city center is just a short walk away.

Interior 625 m<sup>2</sup>, land 526 m<sup>2</sup>, terraces 168 m<sup>2</sup>, garden 293 m<sup>2</sup>