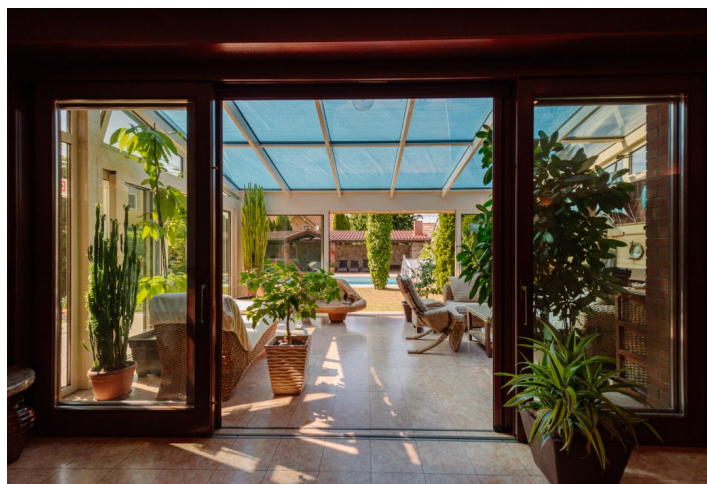




## House Seven-bedroom (8+kk)

Sold

616 m<sup>2</sup>, Bratislava II, Vrakuňa





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Usable area	616 m <sup>2</sup>
Plot	804 m <sup>2</sup>
Foot print	259 m <sup>2</sup>
Garden	545 m <sup>2</sup>
Floor area	550 m <sup>2</sup>
Balcony	29 m <sup>2</sup>
Terrace	37 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	39923

**This fabulous three-story 7-bedroom family villa with a summer gazebo and outdoor kitchen, swimming pool, sauna, and large garden is located on the border of Ružinov and Vrakuňa.**

The layout of the underground floor consists of a game room with a billiards table and bar, a toilet, a laundry/utility room, a **sauna** with a shower, and a home gym with a multifunctional exercise machine.

The ground floor is configured as the social area: an entrance hall with a built-in wardrobe and a separate **walk-in closet**, a bathroom with a walk-in shower, a living room with a fireplace, a dining room with a kitchen with a **granite** worktop, and a pantry.

The first floor of the house has a bedroom with a **large terrace** and an awning, a bathroom with a shower, bathtub, toilet, and bidet, another bedroom with a terrace, a third room, a fourth room with a fireplace, terrace, walk-in closet, and **en-suite bathroom** with a bathtub and shower, toilet, and bidet. The hallway of the house is walk-through.

In addition to the house, the property includes a **winter garden**, a 10x4 **swimming pool** with massage jets, and a summer **gazebo with an open kitchen with a barbecue** and TV. Complete utilities, including a well with a pump connected to the **irrigation system**. The house has a four-car **garage** on the ground floor.

Standard facilities include **aluminum windows** and wooden oak Euro windows, **underfloor heating**, a laundry chute on both floors, a central vacuum cleaner, a Buderus gas boiler, a video doorman, and an alarm system. The kitchen is fully equipped with **Bosch** appliances and a Miele coffee machine.

The house is situated in a quiet location that provides quick transport access to the city center and the highway bypass road.

Land 804 sq. m., interior 477 sq. m. + 73 sq. m. four-garage + 66 sq. m. balconies and terrace on the first floor