



House Seven-bedroom (8+1)

Sold

496 m², Bratislava IV, Karlova Ves





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Usable area	496 m ²
Plot	915 m ²
Floor area	458 m ²
Balcony	4 m ²
Terrace	34 m ²
Parking	garage
Garage	Yes
Cellar	-
PENB	G
Reference number	42900

This three-story air-conditioned family house with two separate apartments and pleasant views is located in the quiet environment of the Karlova Ves forests with views of the Little Carpathians. The house was renovated in 2020.

The layout of the semi-detached floor consists of a **separate two-bedroom apartment** with a living room with a **fully equipped kitchen** and access to the garden, two bedrooms, a central boiler room, a bathroom with a shower, a pantry, and a separate toilet.

The central entrance on the 1st floor leads to the basement, attic, or courtyard. There is a living room, a dining area, a kitchen with a pantry, and a laundry room with a washing machine and dryer on this level. Across the entryway is a two-car **garage**, including an **electric car charging connection**. Two more vehicles can park in the yard.

The attic of the house consists of a private section with three bedrooms, a bathroom with a shower, a separate toilet, and a master bedroom with an en-suite bathroom with a shower and a toilet.

The exterior of the house has a **landscaped garden** with ornamental greenery, a lawn, a **private pond with a fountain**, and a garden house with a room. The garden house is used for storing equipment, but can be reconstructed as needed.

Set in a quiet area, the house is in the vicinity of complete amenities including schools, kindergatens, and public transport bus and tram stops. Active relaxation in nature is possible in the Karlova Ves forests, which are a two-minute walk away.