



Brand new 4bdr house 213 m², with terrace, sauna and 3x parking

Bratislava III - Nové Mesto - Vtáčie údolie

FOR RENT

4 400 €/Month
+ utilities 300€

Property ID: 815258

Condition

New building: yes
Furnishing: unfurnished
Terrain: mild slope
Access road: asphalt road
Building material: brick

Size

Number of rooms: 5
Usable area: 250 m²
Total area: 213 m²
Land area: 850 m²
Built up area: 130 m²

Floor

Number of floors: 2

Parking

outdoor

Property equipment

Bathroom: 3x, bath and shower
Terrace: 52.00 m²
Front garden: yes
Air condition: yes
Fire place: yes
Heating: own - electric
Waste disposal: separable
Gas: no
Energy certificate: A



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Property description

Brand new 4bdr house 213 m², with fireplace, terrace, sauna, and 3x parking, Koliba

Disposition:

total useful area of the house 213 m² + terraces 52 m² and land area 850 m², located on the 2nd floor.

Ground floor: entrance hall, wardrobe, bathroom with shower and toilet, spacious living room connected to a fully equipped kitchen with island, dining area and entrance to a spacious terrace of 22 m², library/study, master bedroom with wardrobe, private bathroom with shower and toilet, technical room, chamber / warehouse with entrance from the outside, terrace 30 m².

Second floor: gallery, 2x room, master bedroom with its own wardrobe, bathroom with bathtub, 2x sink, toilet and bidet.

Equipment:

The family house is offered unfurnished but equipped to the highest standard - built-in appliances, designer stoves, wooden floors, underfloor heating, alarm system, air conditioning, aluminum windows and exterior blinds, terraces with frost-resistant paving, plenty of storage space thanks to built-in wardrobes. The family house is low-energy: photovoltaic panels for the production of electricity and a heat pump provides heating.

The family house will have beautifully landscaped terraces, a garden, problem-free driveway.

Location:

An exceptional location in Bratislavská Koliba in a private, magical valley. Nature, good accessibility by car and complete civic amenities nearby, in a closed community of five family-based and friendly neighbors.

Price and additional info:

The price does not include utilities + partial maintenance of the garden (300€).

+ real estate agent commission.

Parking on the plot for 3 cars, the possibility of connecting the Wallbox charger for electric cars. There is a warehouse with outside access and a panoramic glass sauna in the garden.

The family house is suitable for a demanding client who is looking for unique living near the forest with enough privacy, a quiet and safe environment, with excellent accessibility to the city center as well as to the Deutsche Schule Bratislava.

Available from 15.05.2024, viewings possible.

We are looking forward to seeing you at the viewing!

@brand new
@sauna
@fireplace



Link to property



Video

Rodinný dom - prízemie
Family house - ground floor

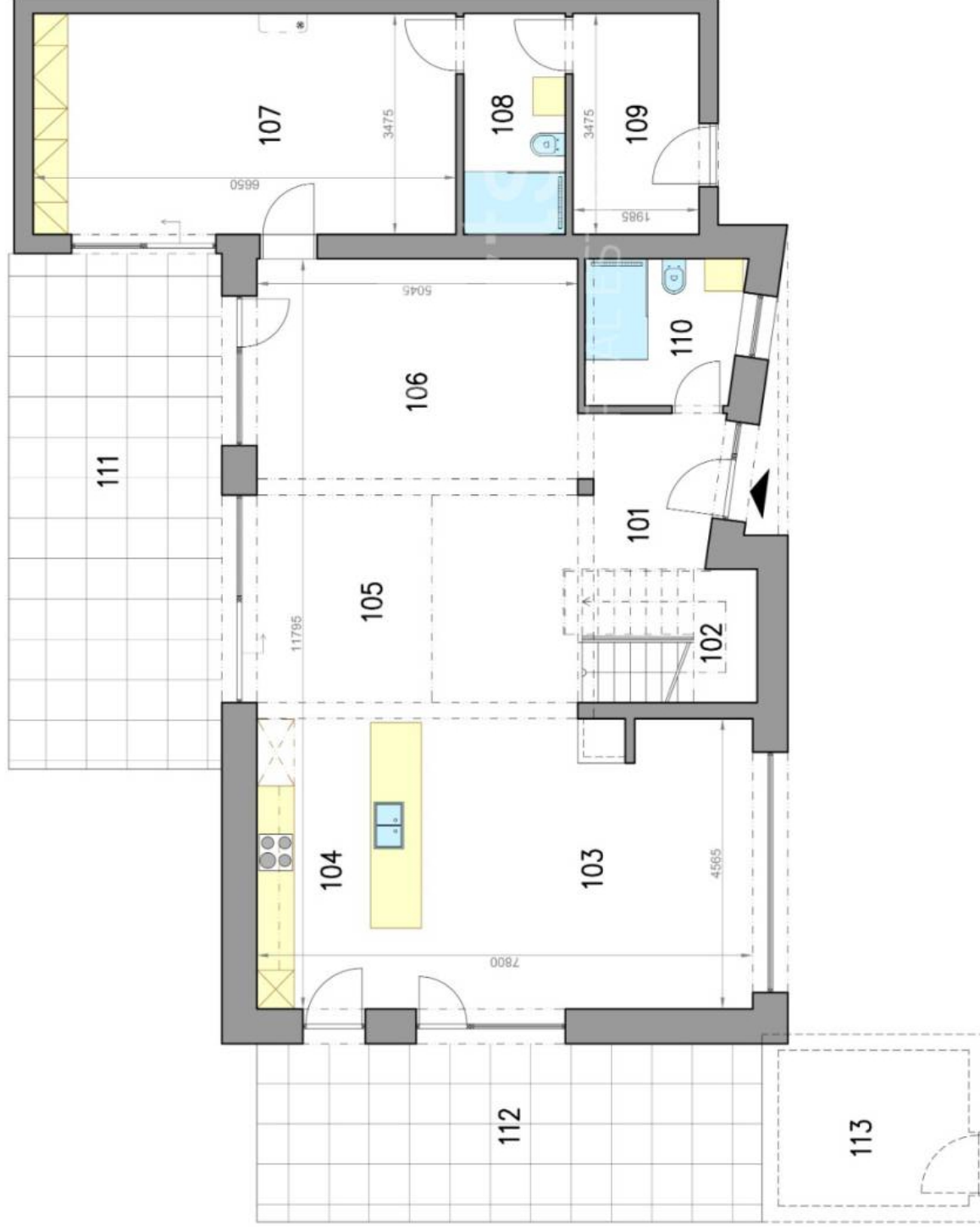
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LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

101	VSTUPNÁ CHODBA/ENTRANCE HALL	10,6 m ²
102	SCHODISKO/STAIRWAY	5,5 m ²
103	OBÝVACIA IZBA/LIVING ROOM	25,1 m ²
104	KUCHYŇA/KITCHEN	12,1 m ²
105	JEDÁLEŇ/DINING ROOM	17,8 m ²
106	PRACOVŇA/WORKROOM	18,8 m ²
107	IZBA/ROOM	25,2 m ²
108	KÚPEĽŇA/BATHROOM	5,2 m ²
109	TECH. MIESTNOSŤ/TECH. ROOM	6,9 m ²
110	KÚPEĽŇA/BATHROOM	5,6 m ²
PLOCHA CELKOM/TOTAL AREA		132,8 m²
111	TERASA/TERRACE	29,7 m ²
112	TERASA/TERRACE	21,8 m ²
113	KOMORA/PANTRY	7,4 m ²



Výmery majú iba informatívny charakter
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Rodinný dom - poschodie
Family house - floor

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LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

201 CHODBA/HALL	7,4 m ²
202 IZBA/ROOM	18,3 m ²
203 IZBA/ROOM	18,5 m ²
204 IZBA/ROOM	15,8 m ²
205 ŠATNÍK /WARDROBE	5,7 m ²
206 KÚPEĽŇA/BATHROOM	7,6 m ²
PLOCHA CELKOM/TOTAL AREA	73,3 m²



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