



3,5-room Family house, Devínska cesta , 676 sqm plot, pool, Devín  
Bratislava IV - Devín - Devínska cesta

FOR SALE

449 000 €  
( 2 750 € / m<sup>2</sup> )

Property ID: 702145

Condition

**Condition:** reconstructed  
**Access road:** asphalt road  
**Building material:** brick

Size

**Number of rooms:** 3,5  
**Usable area:** 163 m<sup>2</sup>  
**Land area:** 676 m<sup>2</sup>  
**Built up area:** 78 m<sup>2</sup>

Floor

**Number of floors:** 3

Parking

private

Property equipment

**Bathroom:** 1x, bath  
**Balcony:** yes - 110.00 m<sup>2</sup>  
**Terrace:** 26.40 m<sup>2</sup>  
**Fire place:** no  
**Heating:** own - electric  
**Waste disposal:** yes  
**Water:** public water-supply  
**Gas:** no  
**Sewerage:** WWTP  
**Swimming pool:** outdoor  
**Wheelchair access:** no



Kristína Kubíková

+421 940 609 230  
kubikova@expat.sk



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## Property description

**We exclusively offer for SALE a 3,5-room family house in a popular part of Bratislava - Devín, with an outdoor pool and a terrace with a beautiful view of the greenery, with a total floor area of 163 m<sup>2</sup>, usable area of 106 m<sup>2</sup>, on a plot of 676 m<sup>2</sup>.**

The family house is situated on 3 floors, the entrance is from the main road and looks modest, as it is built on a slope. You can park directly in front of the property, but also 2 cars behind the electric sliding gate.

### Disposition:

Ground floor: entrance hall with entrance to the office, separate toilet with sink, pantry and transition to the living room connected to the kitchen. Directly from the living room you can go out to a spacious, partially covered terrace with a beautiful view of the garden and greenery all around.

### Floor:

From the ground floor, you can take the stairs to the night part of the house, where there is a master bedroom with a built-in wardrobe, a large children's room with a 10 m<sup>2</sup> balcony and a bathroom with a toilet, sink and bathtub.

From the entrance hall, a metal staircase leads to a spacious cellar with 3 big rooms, in which there is an electric boiler with a storage tank, a storage room, as well as a laundry room. The exit from the cellar is also directly into the garden.

### House

The reconstruction took place at the beginning of 2016, the rebuilding from a garden cottage (built in 1992) was in 2003.

The house has electric heating - floor heating on the ground floor and on the first floor, additional radiator in the bathroom upstairs.

The building is brick (40 cm walls), has composite windows, velux wooden windows and aluminium big window from living room. The roof is made of tiles.

On the ground floor of the house there is a cast epoxy floor with underfloor water heating, on the upper floor there are laminate floors with underfloor water heating.

Sewerage is handled by the sewage treatment.

The kitchen is equipped with all appliances (induction hob, electric oven, built-in refrigerator with freezer, 60 cm dishwasher, microwave oven, stainless steel sink). Both toilets in the house are Geberit.

The house is sold with built-in equipment.

The large window with the door from the living room with the exit to the spacious terrace can be shaded by sliding doors with wooden slats. The 26.4 m<sup>2</sup> terrace is half covered. From the terrace, a metal staircase leads to the garden, where there are mature trees and decorative flowers, and in the summer you can refresh yourself in the outdoor pool 9 x 3 m (laminate on a concrete base) with polycarbonate roof. The pool has depth 1,4m, water is deep 1,2m.

At the end of the garden there is a gate through which you can get straight to the branch of the Danube (kayaking in the summer, skating in the winter...) and you will forget that you are in the capital city.

### Costs

Electricity €330 per month, water €23 per month.



Internet connection is possible via Telekom, or over the air via Radiolan.

#### **Location**

Distance from the city center 10 minutes by car, public transport stop right in front of the house. Excellent civic amenities in the immediate vicinity.

Devín is one of the most visited and most popular recreational locations in Bratislava, where various cultural events are regularly held, you will find historical monuments, various cycling routes, you can take a boat ride, or try running routes outside the hustle and bustle of the city. Forests for hiking or cycling a step away from the house and yet a short distance to the center. A short distance from the house is also the Waterplant museum, where you can enjoy it on the playgrounds with children, but also without them while making grill and playing table tennis.

**The price of the house is 449.000,- EUR including commission for REA and complete real estate and legal services.**

**Video for the house:** <https://www.youtube.com/watch?v=QXMdU63O2DM>

Virtual House Tour: <https://my.matterport.com/show/?m=TeNDuCGvtqp>

We look forward to seeing you!

Contact: Kristína Kubíková, [kubikova@expat.sk](mailto:kubikova@expat.sk), +421 940 609 230

@pool @Devín



3D preview



Link to property



Video

**Rodinný dom - suterén**  
**Family house - basement**

**ulica Devínska cesta**  
**Bratislava IV**

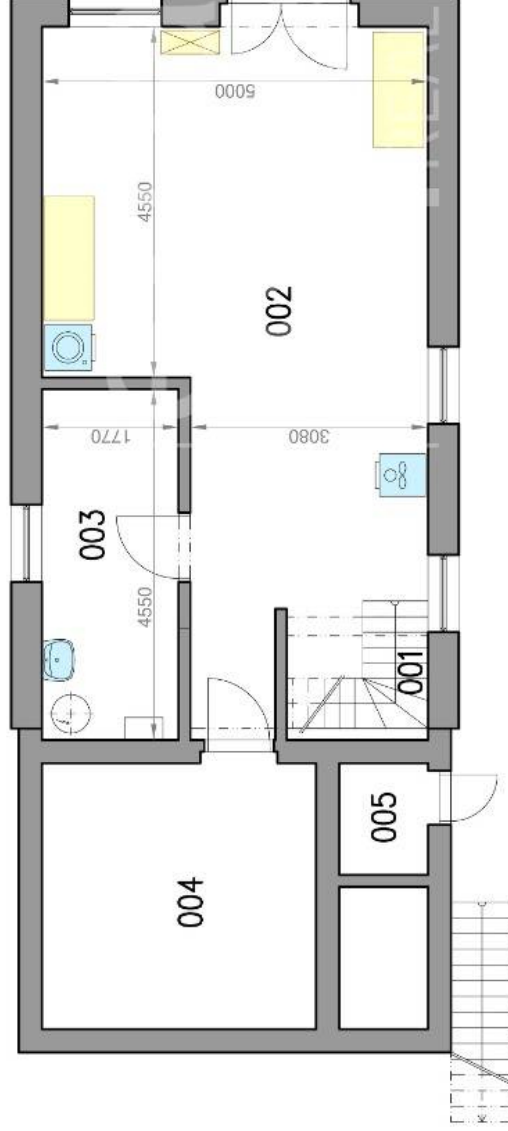
LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

001	SCHODISKO/STAIRWAY	2,10 m <sup>2</sup>
002	MIESTNOSŤ/ROOM	35,50 m <sup>2</sup>
003	TECH. MIESTNOSŤ/TECH. ROOM	8,40 m <sup>2</sup>
004	SKLAD/STORAGE	12,30 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>	<b>58,30 m<sup>2</sup></b>	
005	SKLAD/STORAGE	1,70 m <sup>2</sup>



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**Variant "A" - existujúci stav**





**Rodinný dom - prízemie**  
**Family house - ground floor**

**ulica Devínska cesta**  
**Bratislava IV**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

101	VSTUPNÁ CHODBA/ENTRANCE HALL	11,00 m <sup>2</sup>
102	SCHODISKO/STAIRWAY	6,20 m <sup>2</sup>
103	CHODBA/HALL	1,60 m <sup>2</sup>
104	JEDÁLEŇ/DINING ROOM	9,00 m <sup>2</sup>
105	OBYVACIA IZBA/LIVING ROOM	19,00 m <sup>2</sup>
106	KUCHYŇA/KITCHEN	11,00 m <sup>2</sup>
107	KOMORA/PANTRY	2,20 m <sup>2</sup>
108	TOALETA/TOILET	1,70 m <sup>2</sup>
109	PRACOVŇA/WORKROOM	4,00 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>65,70 m<sup>2</sup></b>
110	TERASA/TERRACE	26,40 m <sup>2</sup>



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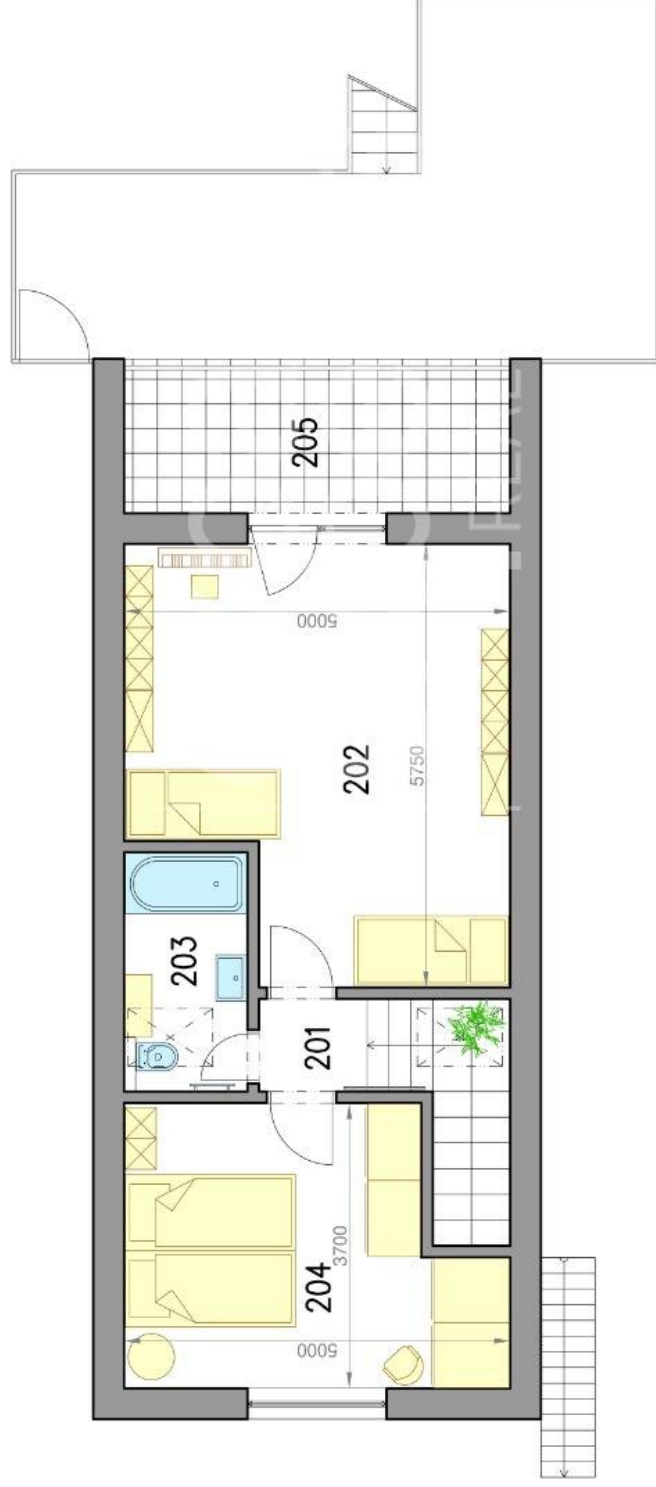
**Variant "A" - existujúci stav**

**Rodinný dom - poschodie**  
**Family house - floor**

**ulica Devínska cesta**  
**Bratislava IV**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

201 CHODBA/HALL	1,70 m <sup>2</sup>
202 IZBA/ROOM	25,70 m <sup>2</sup>
203 KÚPEĽŇA/BATHROOM	4,90 m <sup>2</sup>
204 SPÁĽŇA/BEDROOM	16,20 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>	<b>48,50 m<sup>2</sup></b>
205 BALKÓN/BALCONY	10,00 m <sup>2</sup>



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**Variant "A" - existujúci stav**