



Unique 7-bdr villa 990m<sup>2</sup>, privacy, tennis court, pool, garden 3270m<sup>2</sup>

Bratislava III - Vinohrady - Koliba

**FOR SALE**

Price at broker

**Property ID: 751370**

#### Condition

**New building:** yes  
**Furnishing:** unfurnished  
**Terrain:** slope  
**Access road:** asphalt road  
**Building material:** brick  
**Year of building approval:** 2005

#### Size

**Number of rooms:** 8  
**Usable area:** 990 m<sup>2</sup>  
**Total area:** 1220 m<sup>2</sup>  
**Land area:** 3270 m<sup>2</sup>

#### Floor

**Number of floors:** 3

#### Parking

outdoor

**Garage:** 5 cars

#### Property equipment

**Bathroom:** 4x, bath and shower  
**Windows:** plastic  
**Balcony:** yes - 312.60 m<sup>2</sup>  
**Terrace:** 217.00 m<sup>2</sup>  
**Fire place:** no  
**Internet connection:** local provider  
**Heating:** own - natural gas  
**Water:** public water-supply  
**Electricity:** 230/400V  
**Gas:** yes  
**Sewerage:** yes  
**Swimming pool:** indoor



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## Property description

We offer for sale a unique villa in Koliba, with a tennis court, an indoor pool, 7 bedrooms, 5 bathrooms, with a total interior area of 990 m<sup>2</sup> and outdoor terraces and balconies of 217 m<sup>2</sup>. Beautiful 20-year-old garden with mature trees, lakes, internal paths. Beautiful views of the whole area and Bratislava. The villa has a very private entrance, fencing, views, the plot of land next to the main villa is 40-50m wide and 75m long - if you are looking for privacy in Koliba, it is one of the few plots that provide it these days.

The villa is one of three family houses that stand in this exceptional location. The total area has a plot with an area of 4424 m<sup>2</sup>. A private internal road leads through the property, which has access from two different streets, which allows flexible use of the entire area.

When selling the villa, the interested party will have the opportunity to decide to keep the road with two accesses, or the road behind the villa will end and be used from the south side only by the owner of the villa. There are two more family houses in the area, each with 6 rooms and a garage and surrounding land, with access from the street from the north. These family houses are not subject to sale.

Video with exterior: <https://www.youtube.com/watch?v=Xobj65nDQ8I>

You can find more photos on our website:

[https://expat.sk/en/for-sale-unique-7-bdr-villa-990m<sup>2</sup>-privacy-tennis-court-pool-garden-3270m<sup>2</sup>-751370/](https://expat.sk/en/for-sale-unique-7-bdr-villa-990m2-privacy-tennis-court-pool-garden-3270m2-751370/)

### BASIC DESCRIPTION OF VILLA WITH POOL AND TENNIS COURT

Land including driveway: 3270 m<sup>2</sup>

Total number of rooms: 15 (including swimming pool, garage, storage rooms, wine cellar, winter garden)

Total interior area: 990 m<sup>2</sup>

Total area of terraces and balconies: 217 m<sup>2</sup>

Number of bedrooms: 7 (possibility of creating additional bedrooms in the attic)

Number of bathrooms and toilets: 5

Garage: 218 m<sup>2</sup>, possibility to park 5-8 cars

Outdoor parking: 4 cars

**The ground floor** consists of a residential part and a technical part. The living area consists of a living room with an area of 100 m<sup>2</sup>, with an exit to the awning-shaded terrace above the tennis court, with a kitchen and a dining room. From the kitchen you enter the winter garden, where the plants that are spread around the garden during the warm months are wintering. The technical part consists of a huge **garage for 5 to 8 cars**, in which there is an entrance to the wine cellar and three storages. The technical and residential parts are interconnected in 3 places, which allows for comfortable movement during house maintenance, carrying shopping, etc. The entire ground floor is barrier-free, as is the entrance to the house.

**The 1st floor** has 6 rooms-bedrooms, two of which are used as offices. There are 2 bathrooms and the third is located in the pool area on the same floor. Ozone filtration is used in a **counter-flow pool**, thanks to which the presence of the pool in the house is not felt at all. From the pool you can go out to a large terrace with views and shade. From the pool terrace, you can take a walkway to the lower main terrace, and through this terrace there is also the possibility of barrier-free access to the first floor of the house.

**The attic** is a huge free space with a staircase in the middle, which was used by the family as a hobby room. There is one bedroom. Since there is a bathroom with a toilet and a kitchenette on this floor, it is possible to build additional bedrooms or an entire separate apartment here. At the attic level there is a third terrace with a beautiful view of

Bratislava.

The **tennis court**, which is located in the lower flat part of the garden, is exceptional, and it also provides space for a game of basketball or mini-football. The two **lakes** are interconnected and the water circulates in them. There is also a gazebo at the bottom of the plot by the lake.

The whole house has underfloor heating. There are electrically controlled blinds on the windows. Switches and sockets are programmable. The internal access road in the area is also heated.

#### **TECHNICAL DESCRIPTION OF THE VILLA**

- approval in 2005
- 3-story building embedded in the ground
- brick building, insulated with polystyrene
- steel structure of the truss
- concrete roof tile
- aluminum front door
- double-glazed plastic windows with insect nets
- with electrically controlled external aluminum blinds, built-in boxes
- on the windows on the 1st floor by the pool, sun-blocking fabric blinds
- exits to terraces with sliding glass doors
- wooden skylights in the attic with electrically controlled external blinds
- heating with 3 gas condensing boilers (2 Vaillant boilers on the first floor, third boiler in the attic),
- 2x 120 liter DHW tank
- underfloor hot water heating throughout the villa plus additional heating with radiators and floor convectors, suitable for heating outside the heating season
- hot water circulation pump provides instant hot water in every bathroom
- indoor swimming pool with counter current, with ozone filtration
- veneered door frames with skylights, with veneered doors
- glass doors to the living room, bathroom and ironing room with skylights
- floor coverings: wooden parquets, gres tiles, terrazzo tiles, carpets, cast floor
- massive wooden staircase, wooden railing combined with glass and stainless steel
- stainless steel railings on all balconies and terraces
- central vacuum cleaner in the entire villa, vacuum cleaner installed in the garage
- intelligent wiring - possibility to program sockets and switches
- intercom in the villa for communication between rooms
- the villa has the following low-current wiring: video intercom, television wiring, telephone wiring, security signaling, structured cabling. There is a satellite on the roof.
- the winter garden consists of a steel structure with polycarbonate plates, concrete paving
- the garage has a cast floor combined with paving, there is an oil separator in the floor, the garage door is aluminum sectional, controlled by remote control
- the gates to the land are opened by remote control or via a video doorman
- electrically heated inner road (after the bend)
- automatic irrigation system in the garden throughout the area
- night lighting of the garden and tennis court

#### **COST**

Monthly costs for the operation of the villa, pool and garden:

- electricity 290 Euros, gas 640 Euros, water 120 Euros, garbage collection 15 Euros

## **FINANCING**

An expert opinion was drawn up in 2022 for the house and the entire area, which can be used after updating for partial financing by the bank.

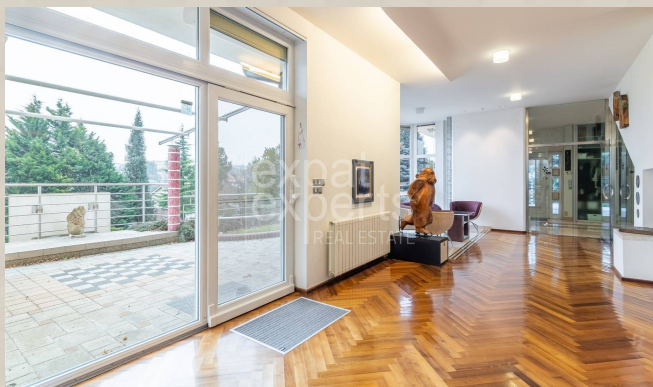
After the sale of the main villa, the house will be released within 3-4 months of the sale.

**More information and arranging a visit: Ing. Miriam Gallová, +421 940 609 235, [gallova@expat.sk](mailto:gallova@expat.sk)**

@living area for extended families @for Ambassador residence

@1 exclusive





Link to property



Video

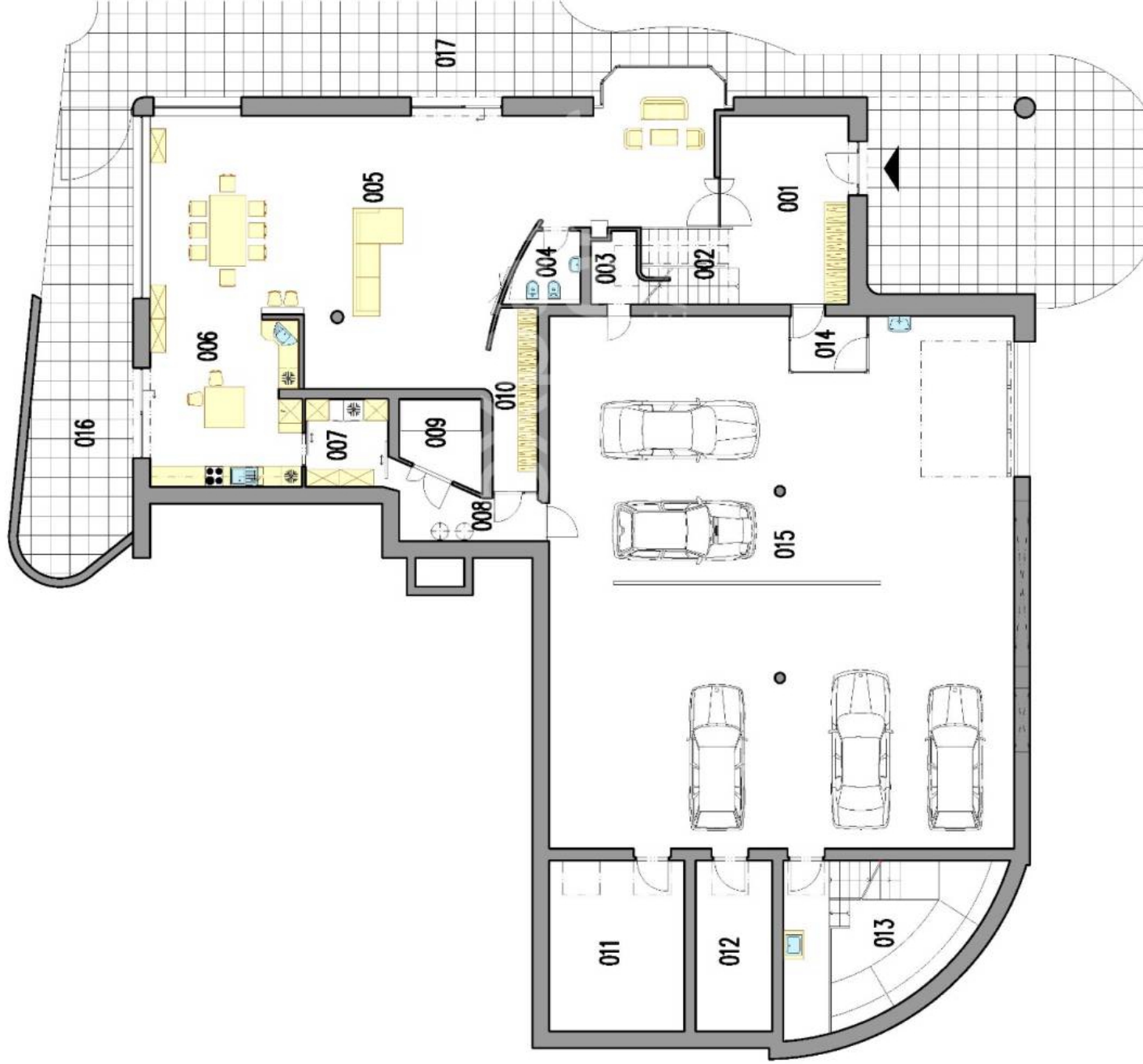
**Hlavná vila - prízemie**  
**Main villa - ground floor**

**Koliba**

**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

001	VSTUPNÁ CHODBA/ENTRANCE HALL	18,60 m <sup>2</sup>
002	SCHODISKO/STAIRWAY	9,20 m <sup>2</sup>
003	SKLAD/STORAGE	4,00 m <sup>2</sup>
004	TOALETA/TOILET	4,75 m <sup>2</sup>
005	OBÝVACIA IZBA/LIVING ROOM	99,50 m <sup>2</sup>
006	KUCHYŇA/KITCHEN	16,20 m <sup>2</sup>
007	KOMORA/PANTRY	6,75 m <sup>2</sup>
008	KOTOLŇA/BOILER ROOM	6,50 m <sup>2</sup>
009	BAZÉNOVÁ TECH./POOL TECH.	5,50 m <sup>2</sup>
010	CHODBA/HALL	8,00 m <sup>2</sup>
011	SKLAD/STORAGE	21,50 m <sup>2</sup>
012	SKLAD/STORAGE	12,20 m <sup>2</sup>
013	VÍNNA PIVNICA/WINE CELLAR	26,50 m <sup>2</sup>
014	ZADVERIE/HALLWAY	4,10 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>243,3 m<sup>2</sup></b>
015	GARÁŽ/GARAGE	218,50 m <sup>2</sup>
016	ZIMNÁ ZÁHRADA/WINTER GARDEN	38,00 m <sup>2</sup>
017	TERASA/TERRACE	70,00 m <sup>2</sup>





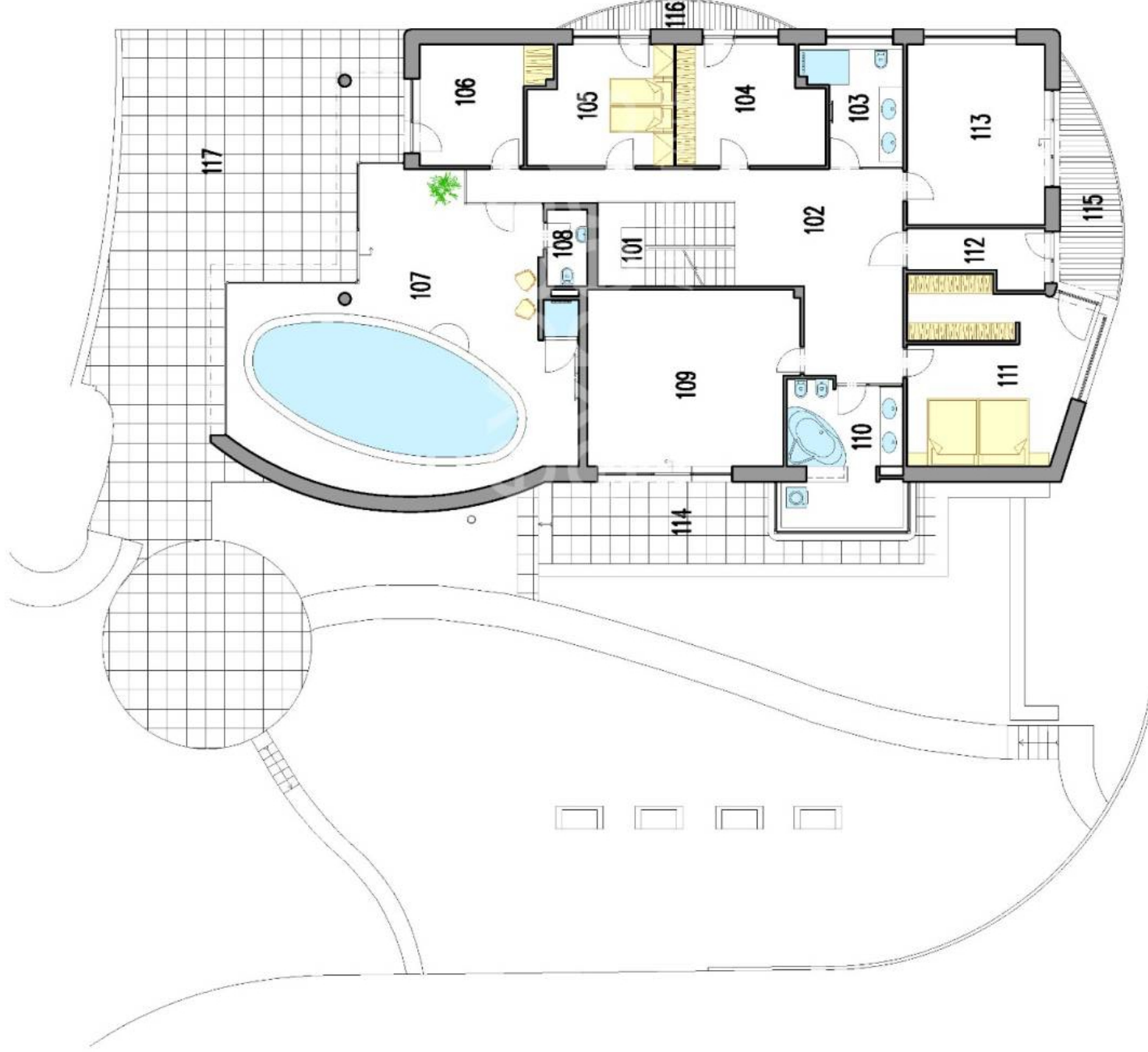
**Hlavná vila - 1. poschodie**  
**Main villa - 1st floor**

**Koliba**

**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

101	SCHODISKO/STAIRWAY	9,20 m <sup>2</sup>
102	CHODBA/HALL	28,80 m <sup>2</sup>
103	KÚPEĽŇA/BATHROOM	7,90 m <sup>2</sup>
104	IZBA/ROOM	13,50 m <sup>2</sup>
105	IZBA/ROOM	13,50 m <sup>2</sup>
106	IZBA/ROOM	11,10 m <sup>2</sup>
107	BAZÉNOVÁ HALA/POOL HALL	77,50 m <sup>2</sup>
108	TOALETA/TOILET	2,80 m <sup>2</sup>
109	PRACOVŇA/WORKROOM	29,20 m <sup>2</sup>
110	KÚPEĽŇA/BATHROOM	12,80 m <sup>2</sup>
111	SPÁĽŇA/BEDROOM	23,20 m <sup>2</sup>
112	ŽEHLIAREŇ/IRONING ROOM	5,80 m <sup>2</sup>
113	PRACOVŇA/WORKROOM	20,00 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>255,30 m<sup>2</sup></b>
114	TERASA/TERRACE	17,20 m <sup>2</sup>
115	BALKÓN/BALCONY	8,10 m <sup>2</sup>
116	BALKÓN/BALCONY	2,70 m <sup>2</sup>
117	TERASA/TERRACE	100,00 m <sup>2</sup>



**Hlavná vila - 2. poschodie**  
**Main villa - 2nd floor**

**Koliba**

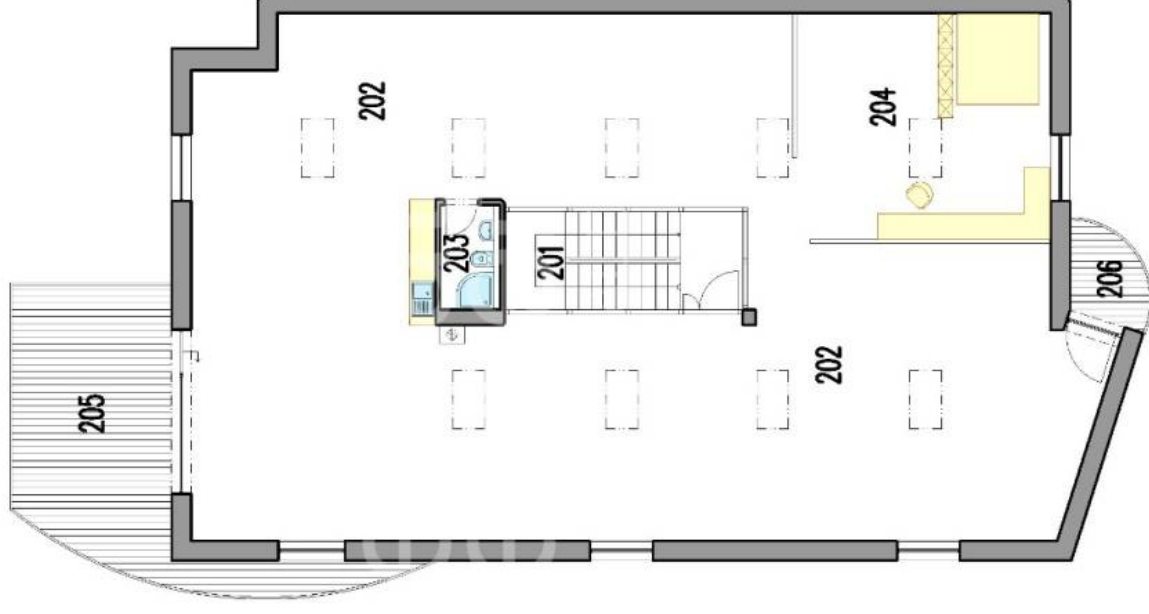
**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

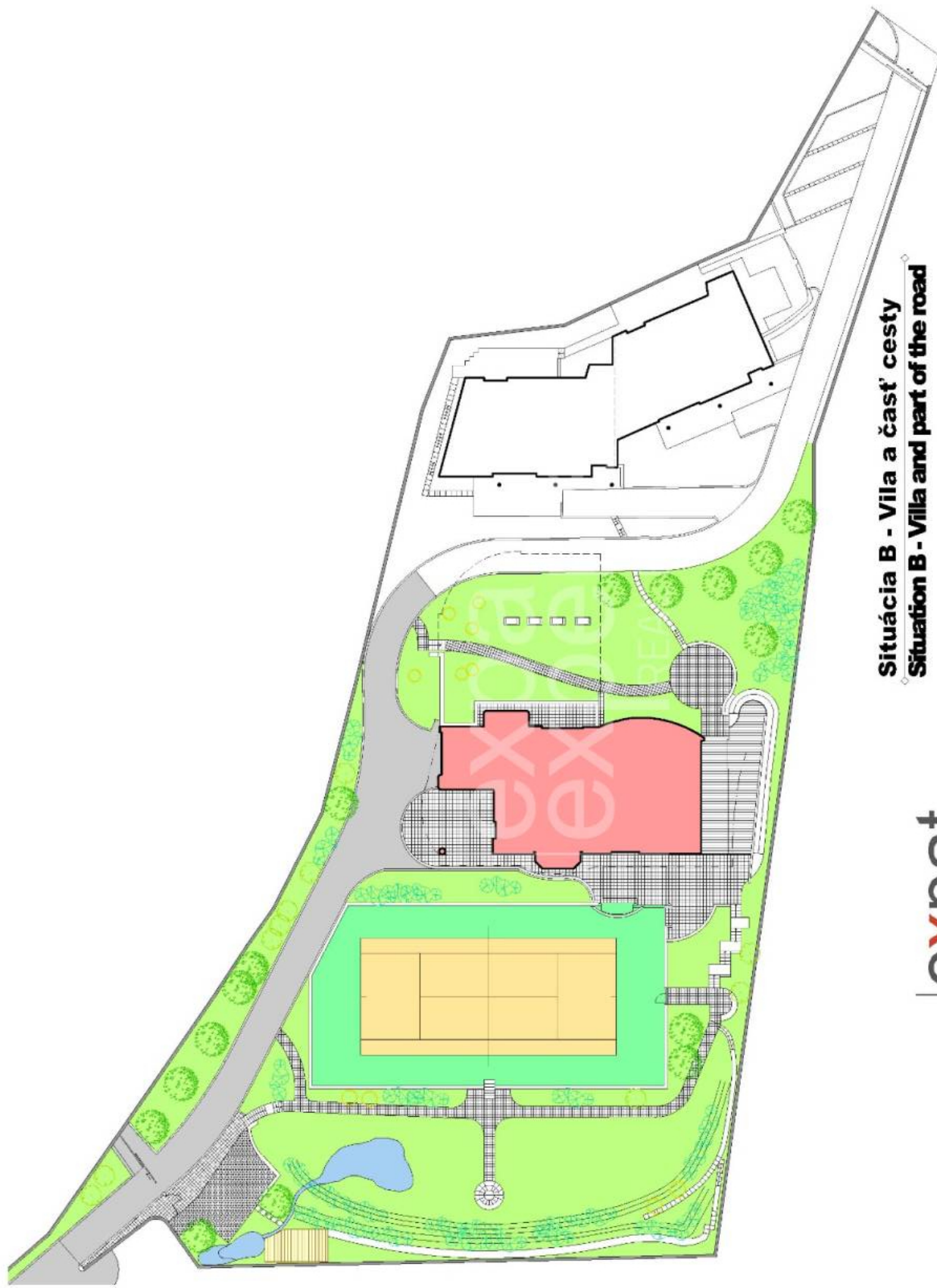
201	SCHODISKO/STAIRWAY	12,60 m <sup>2</sup>
202	OTVORENÝ PRIESTOR/OPEN SPACE	189,00 m <sup>2</sup>
203	KÚPEĽŇA/BATHROOM	3,60 m <sup>2</sup>
204	IZBA/ROOM	31,00 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>236,20 m<sup>2</sup></b>
205	TERRASA/TERRACE	30,00 m <sup>2</sup>
206	BALKÓN/BALCONY	1,80 m <sup>2</sup>



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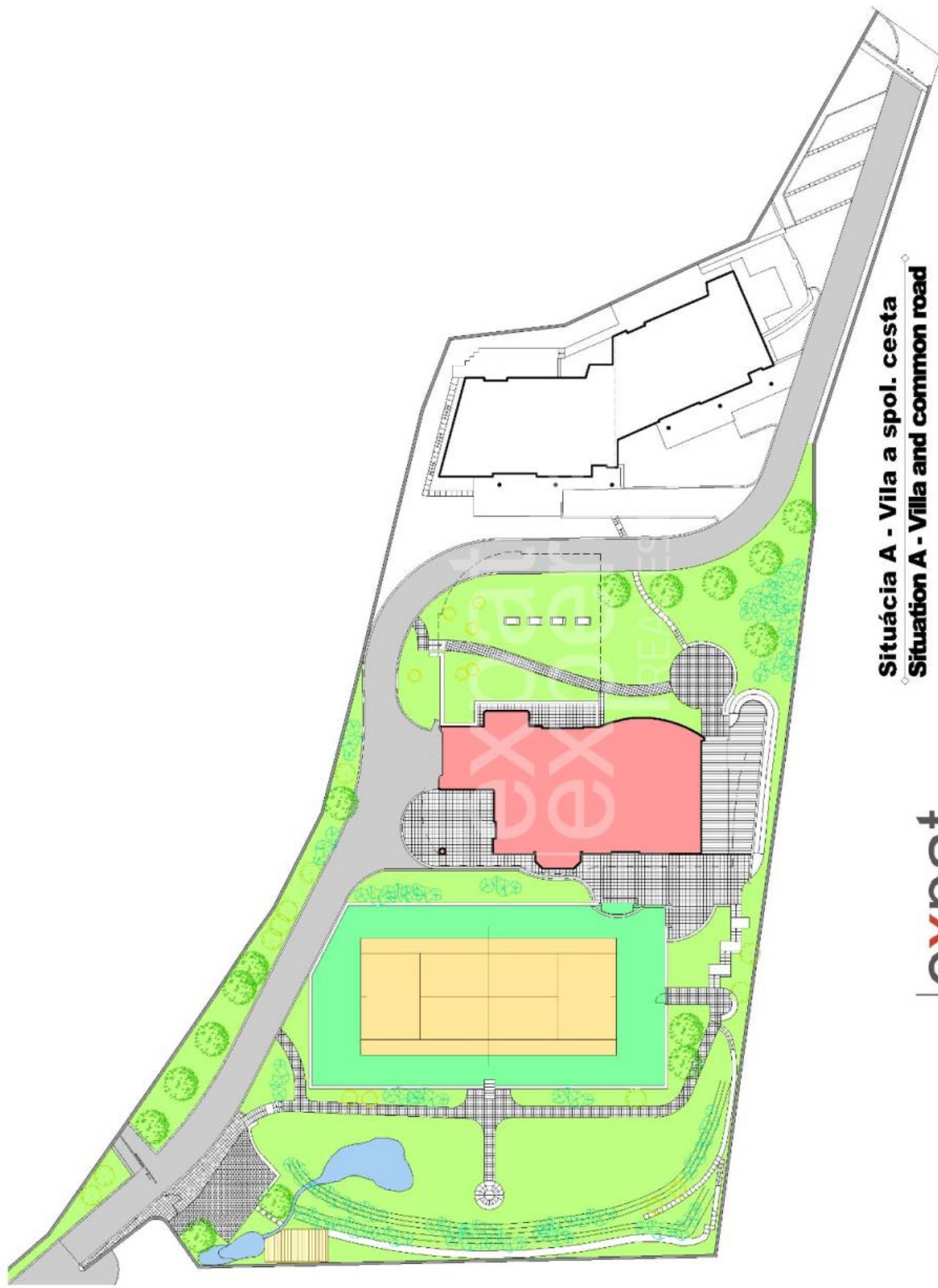


**Situácia B - Vila a časť cesty**  
**Situation B - Villa and part of the road**



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**Situácia A - Vila a spol. cesta**  
**Situation A - Villa and common road**



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