



**SOLD Spacious 4 bdr family house, 265 m<sup>2</sup>, garden, garage, Koliba**  
Bratislava III - Koliba - Bellova

**FOR SALE**

**769 000 €**  
( 2 900 € / m<sup>2</sup> )

**Property ID: 627916**

**Condition**

**Condition:** reconstructed

**Furnishing:** unfurnished

**Size**

**Number of rooms:** 5

**Usable area:** 265 m<sup>2</sup>

**Land area:** 374 m<sup>2</sup>

**Built up area:** 131 m<sup>2</sup>

**Floor**

**Number of floors:** 3

**Parking**

**Garage:** 2 cars

**Property equipment**

**Bathroom:** 2x, bath and shower

**Balcony:** yes - 1

**Terrace:** 30.00 m<sup>2</sup>

**Air condition:** yes

**Fire place:** yes



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## Property description

**Spacious 4 - bedroom family house, 265 m<sup>2</sup>, beautiful landscaped garden (243 m<sup>2</sup>), double garage;**

**We exclusively offer for sale a 3 - storey family house in Koliba, after a complete reconstruction (2015).**

**The family house is located in a sought-after location in Koliba on a quiet street with family houses.**

### Disposition:

The ground floor consist of the main entrance with a spacious hall, living room connected to the dining area and kitchen, entrance to a large terrace (24 m<sup>2</sup>) overlooking the maintained garden. From the kitchen there is access to a smaller terrace (8 m<sup>2</sup>) and to the garden (fruit bushes and trees), there is also 1 large guest room (26 m<sup>2</sup>) with the possibility of division into 2 separate rooms (separate entrances), bathroom with shower and washbasin, separate toilet with washbasin.

Upstairs there are 3 separate rooms, wardrobe (3.43 m<sup>2</sup>), bathroom with bath, shower, two sinks, separate toilet with sink, balcony (4 m<sup>2</sup>).

There is a large garage for two cars (48 m<sup>2</sup>) in the basement, utility room (place for washing machine, dryer, boiler, water tank), food storage.

**Virtual tour:** <https://my.matterport.com/show/?m=v7oYNWfX5o6>

### Equipment:

The house is connected to all utilities (sewerage, water, gas, electricity), the kitchen has built-in appliances: refrigerator with freezer, dishwasher, electric oven, plastic windows, electrically operated aluminum exterior blinds, the floors are ceramic tiles, large area parquet (wooden, laminate), air conditioning installed upstairs, underfloor heating on the ground floor, garage gate with remote control, the garden has a built-in irrigation system.

### Location:

Bellova street is located in a quiet and popular area Koliba, with walking distance to the forest park (sports activities, relaxation, activities for children), 5 minutes by public transport, 10 minutes by car to the city centre and the highway bypass (AT, HU, CZ) , 5 minutes by car to a German school.

**The price** of the house is 769.000.- EUR. The price includes a commission for the agency.

We are looking forward to see you at the viewing!

**More information:** Ing. Zuzana Kanska, +421903455954, [zuzana@expat.sk](mailto:zuzana@expat.sk)

@searched location @double garage @beautiful garden  
@1 sold





3D preview



Link to property



Video

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

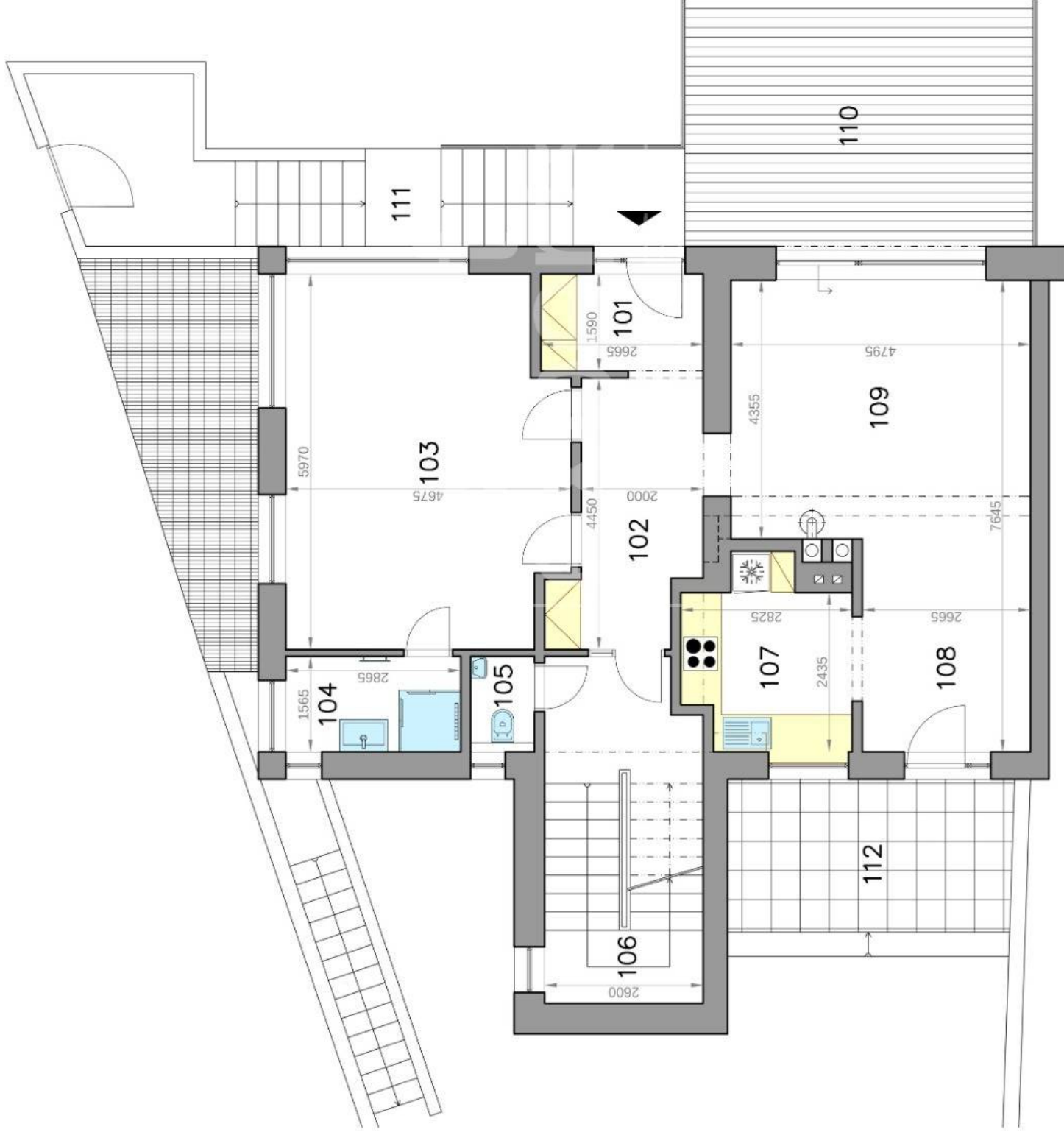
**Bellova ulica**  
**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

101	ZÁDVERIE/LEEWARD	4,24 m <sup>2</sup>
102	CHODBA/HALL	8,65 m <sup>2</sup>
103	IZBA/ROOM	26,02 m <sup>2</sup>
104	KÚPEĽNA/BATHROOM	4,48 m <sup>2</sup>
105	TOALETA/TOILET	1,64 m <sup>2</sup>
106	SCHODISKO/STAIRWAY	14,53 m <sup>2</sup>
107	KUCHYŇA/KITCHEN	7,21 m <sup>2</sup>
108	JEDÁLEŇ/DINNING ROOM	8,76 m <sup>2</sup>
109	OBYVACIA IZBA/LIVING ROOM	20,98 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>96,51 m<sup>2</sup></b>
110	TERASA/TERRACE	22,80 m <sup>2</sup>
111	VSTUP, SCHODY/ENTRANCE, STAIRS	18,40 m <sup>2</sup>
112	TERASA, SCHODY/TERRACE, STAIRS	12,97 m <sup>2</sup>



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

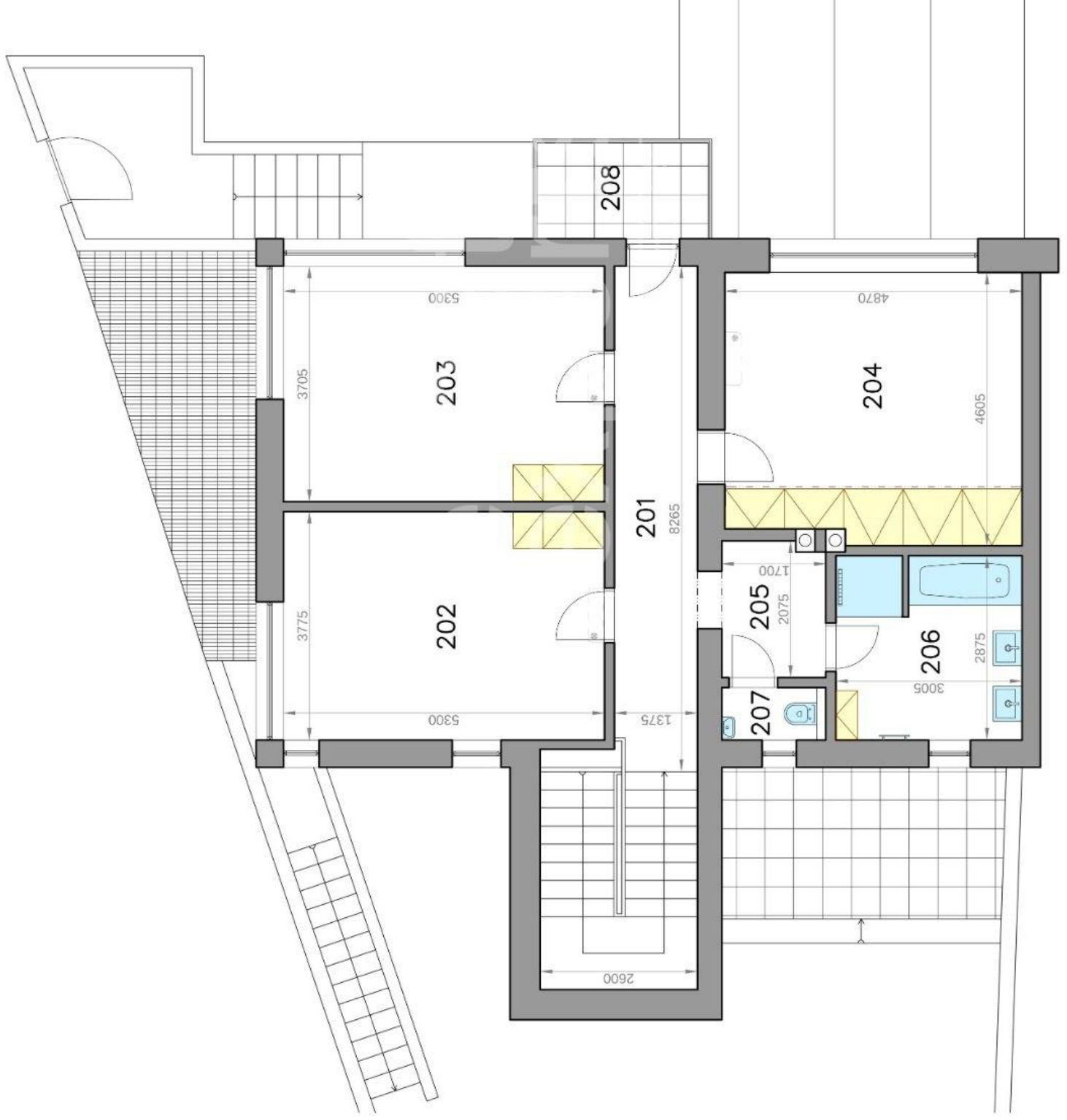
**Bellova ulica**  
**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

201	CHODBA/HALL	11,69 m <sup>2</sup>
202	IZBA/ROOM	20,01 m <sup>2</sup>
203	IZBA/ROOM	19,64 m <sup>2</sup>
204	IZBA/ROOM	21,96 m <sup>2</sup>
205	ŠATNÍK/WARDROBE	3,43 m <sup>2</sup>
206	KÚPEĽNA/BATHROOM	8,55 m <sup>2</sup>
207	TOALETA/TOILET	1,27 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>	<b>86,55 m<sup>2</sup></b>	
208	BALKÓN/BALCONY	4,05 m <sup>2</sup>



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

**Bellova ulica**  
**Bratislava III**

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

001 SCHODISKO/STAIRWAY 9,78 m<sup>2</sup>

002 TECH. MIESTNOSŤ/TECH. ROOM 16,48 m<sup>2</sup>

003 KOMORA/PANTRY 4,30 m<sup>2</sup>

**PLOCHA CELKOM/TOTAL AREA 30,56 m<sup>2</sup>**

004 DVOJGARÁŽ/DOUBLE GARAGE 47,89 m<sup>2</sup>

005 VJAZD/SLIP ROAD 37,56 m<sup>2</sup>



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