



## Brand new 3-bedroom family house in a prestigious location in Devín

**936 252,- EUR**  
plus VAT

**Area:** 580 m<sup>2</sup>  
**Rooms:** 4  
**Unfurnished**

**Reference number:** 4756  
**Street:** Kremel'ská  
**Location:** Bratislava IV, Devín



**Michal Štuller**  
+421 907 888 765  
michal.stuller@pergo.sk

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## Property - details

- › Number of bedrooms: 3
  - › Bathroom with toilet: 2
  - › Bathroom without toilet: 1
  - › Terrace: 21,29 a  
23,85 m<sup>2</sup>
  - › New building
  - › Brick
  - › Sunny
  - › Quiet location
- No of floors in the House::2 › Parking spot: 2

## Equipment

- › Air-conditioning
- › Exterior blinders
- › Open space
- › Floor heating
- › Aluminum windows
- › Storage room
- › Others - Stropné chladenie
- › Floor heating
- › Wooden parquets
- › Floor tiles

Sunny, modern 3-bedroom detached family house with an area of 110,87 m<sup>2</sup> standing on a plot of 580 m<sup>2</sup> is located in an attractive location in Bratislava - the Devín district. The house is set on a slope and provides a breathtaking view of Devin Castle. The plot has 580 sqm.

## LAYOUT

This exceptional house consists of 2 above-ground floors. The ground floor features an entrance hall, utility room, bathroom with toilet, bedroom with en-suite bathroom and a spacious living room connected to the dining area and kitchen. From the living room, there is direct access to the exterior terrace with an area of 21.29 m<sup>2</sup> and the garden. The first floor consists of 2 bedrooms, a bathroom with a toilet and another terrace (23,85 m<sup>2</sup>).

## EQUIPMENT

The house is sold in an empty condition. It is finished to a high standard - it features underfloor heating, ceiling cooling (provided by a heat pump), aluminum windows with triple glazing and external, electrically controlled blinds, The property is connected to all utility networks.

## LOCATION

The location offers quality and quiet living under Devín Castle with good road connections to the city center. There are cafes, restaurants, wine bars, a kindergarten, a private bilingual kindergarten in the vicinity. You will also find a built cycle path that leads to neighboring Austria. The family house is located in a closed area with a purpose-built lighted road, which is heated in the winter months.

## PRICE AND ADDITIONAL INFO

The price of the house is EUR 936.252 plus VAT.

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+421 907 888 765  
[michal.stuller@pergo.sk](mailto:michal.stuller@pergo.sk)

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