



## Luxurious residence with 550 m<sup>2</sup> on Koliba

**1 790 000,- EUR**

**Area:** 551 m<sup>2</sup>

**Rooms:** 9

**Unfurnished**

**Reference number:** 3239-1

**Street:** Vosková

**Location:** Bratislava III, Nové Mesto



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## Property - details

- › Number of bedrooms: 5
- › Bathroom with toilet: 5
- › Separate toilet: 3
- › New building
- › Brick
- › Sunny
- › Quiet location
- No of floors in the House::3
- › Lift:
- › Detached garage

## Equipment

- › Air-conditioning
- › Washing machine
- › Sauna
- › Safety door
- › Alarm
- › Fireplace
- › Built-in wardrobes
- › Exterior blinds
- › Larder
- › Electric cooker
- › Microwave oven
- › Electric oven
- › Floor heating
- › Electric boiler - independent heating
- › Floor tiles
- › Jacuzzi
- › Dryer
- › Electronic/video intercom
- › Internet
- › Cable TV
- › Storage room
- › Cellar
- › Laundry
- › Dining room
- › Dishwasher
- › Fridge and freezer
- › Floor heating
- › Wooden parquets
- › Aluminum windows

The luxurious 3-storey air-conditioned villa is generously designed, suitable for a residence or embassy. A private road leads to the villa.

## LAYOUT AND EQUIPMENT

There is a private communication heading to the villa. Ground floor comprises a garage for 3-4 cars, storage room, cargo lift, laundry, fitness and wellness. There is also moist, dry and infra sauna, Jacuzzi, chair heated by special stones, built-in TV and audio system, fridge and toilet. Ceiling lights provide lovely atmosphere of comfort and relax at home. First floor consists of an entrance hall, living room with fireplace and working room with entrance to a terrace offering great view over the city. Separate dining room has an entrance to a garden terrace and kitchen with a larder, cargo lift and built-in appliances. Whole floor with an area of 194 m<sup>2</sup> can be used for receptions. There are also 2 separate toilets and room for a charwoman and washing machine. Two separate staircases lead to the second floor so it is possible to separate the bedroom part of the residence from the part for a personnel. This floor contains 5 bedrooms with bathrooms which have steam shower boxes and toilets. One of the bedrooms has a terrace facing the garden. Both staircases are open through 3 floors and enlightened by roof windows. Third floor comprises a large working room (17 m<sup>2</sup>) and spacious terrace (20 m<sup>2</sup>) which offers stunning panoramic view over Bratislava. Standard of the residence, space disposition, quality materials and equipment satisfy even the most demanding clients with high requirements of location and living quality.

## LOCATION



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