



## Brand new family house with a view of Devín castle

**1 190 000,- EUR**  
plus VAT

**Area:** 173,65 m<sup>2</sup>

**Rooms:** 4

**Unfurnished**

**Reference number:** 4716

**Street:**

**Location:** Bratislava IV, Devín



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## Property - details

- › Number of bedrooms: 3
- › Bathroom with toilet: 1
- › Bathroom without toilet: 1
- › Separate toilet: 1
- › Terrace: 35,50 m<sup>2</sup>
- › New building
- › Brick
- › Sunny
- › Quiet location

No of floors in the House::2 › Energy certificate: A  
› Detached garage 2

## Equipment

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

Luxurious 3-bedroom detached family house with a plot of land of 656m2 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.

### LAYOUT

The house consists of 2 above-ground floors with a total usable area of 173,65 m2. On the ground floor (125,74 m2) there is an entrance hall, a bedroom, a living room connected to the dining room and kitchen, a utility room, a bathroom, a toilet. From the living room there is also an entrance to the exterior terrace with an area of 35,50 m2 and the garden. The first floor (47,91 m2) consists of 2 bedrooms and a bathroom with a toilet.

### EQUIPMENT

The house is sold in an empty condition - completed water and electricity distribution, underfloor heating, ceiling cooling (provided by a heat pump), aluminum windows with triple glazing and external, electrically controlled blinds, cast floor, wooden parquet in the bedrooms, connection to all utility networks. The house is oriented to the southwest.

### 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 1.190.000 plus VAT. The house also has a garage for 2 cars with an electric remote control garage door. The house can also boast an "A" energy certificate.

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