

## Charming country-style house in a quiet and sought-after location Bratislava - Jarovce

**595 000,- EUR**

**Area:** 346 m<sup>2</sup>

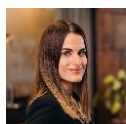
**Rooms:** 4

**Partially furnished**

**Reference number:** 5373

**Street:** Mandľová

**Location:** Bratislava V, Jarovce



**Sandra Fígerová**  
+ 421 918 518 888  
sandra.figerova@pergo.sk

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## Property - details

- › Number of bedrooms: 3
- › Bathroom with toilet: 2
- › Terrace: 20 m<sup>2</sup>
- › Quiet location
- › Parking spot: 2

## Equipment

- › Garden: 450m<sup>2</sup>
- › Washing machine
- › Cellar
- › Fridge and freezer
- › Gas boiler - independent heating
- › Air-conditioning
- › Fireplace
- › Kitchen exhaust
- › Electric oven
- › Wooden windows

Beautiful 4-room semi-detached family house in a country-style design with a total usable area of 294 m<sup>2</sup> (including a 52 m<sup>2</sup> basement and a 20 m<sup>2</sup> terrace), surrounded by a beautiful garden with an area of 450 m<sup>2</sup>. The garden features rare trees, a private well, a garden house (21 m<sup>2</sup>), and a wine cellar, as well as additional hidden potential space for a swimming pool with a terrace or a garden. It is an oasis of greenery and peace, offering complete privacy and relaxation just 10 minutes from Bratislava city center in Jarovce.

## Layout

The house has 2 above-ground floors and one underground level. The ground floor with an area of 131 m<sup>2</sup> consists of an entrance hall, a bedroom/guest room, a kitchen, and a spacious living room with a fireplace that also provides access to the terrace, as well as a separate bathroom with a toilet.

On the first floor with an area of 111 m<sup>2</sup> (after deducting lowered ceilings), there is a bedroom/guest room, a spacious open-plan studio with the possibility of further division, and a separate bathroom with a toilet.

The basement level has an area of 52 m<sup>2</sup>. It is a spacious insulated cellar accessible both from the living area and from the garden.

The house also features generous outdoor space. There is a sunny terrace (20 m<sup>2</sup>), a garden with rare trees and a well (450 m<sup>2</sup>), a brick garden house (21 m<sup>2</sup>), a wine cellar, and space for a swimming pool with a terrace or a garden.

## Equipment

The house is sold partially furnished. The equipment includes a fully fitted kitchen. The house has brick load-bearing and perimeter walls and a ceramic/wood beam ceiling structure. The roof is made of fired clay tiles, and the interior features wooden parquet floors, laminate flooring, and tiles. Heating is provided by a gas boiler. The living room includes a fireplace with a heat distribution system leading to the upper floor. The upper floor is equipped with air-conditioning. The house is connected to all utility networks (water, electricity, gas) and the public sewage system. The original house was demolished and fully rebuilt, with approval granted in 2004, and it underwent a partial renovation in 2025.

## Location

The property is located in the original and very pleasant part of Jarovce, just a few kilometers from the borders of Austria and Hungary. The house offers maximum privacy in a quiet location with full civic amenities – a kindergarten and primary school are 350 m away, the cultural center and municipal office 200 m away, grocery stores within 500 m, and the popular Jarovský dvor restaurant only 150 m away. Nearby is also the well-known Petržalka development Slnčnice and its shopping and entertainment center Slnčnice Market. The city center of Bratislava is reachable within 10 minutes by car (11 km), with direct access to the D4 motorway, which connects seamlessly to the Austrian A6 motorway and also intersects with the D2 towards the Czech Republic, D1, and the R7



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### Price and additional info

Monthly costs are approximately 250 EUR/month. The property offers parking for 3 cars, one of which is under a carport. Additional parking is available in front of the house.

### Video

The video of the house is available here: <https://youtu.be/ipvt7apuyU8>

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