

## Family house

### Brižitská, Bratislava-Dúbravka

### Price in EA



Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS, FOR SALE SUPERIOR FAMILY VILLA WITH LARGE PLOT AND SWIMMING POOL UNDER THE FOREST PARK

Real estate agency HERRYS offers exclusively **for sale a superior and spacious two-storey family villa with a swimming pool, fireplace and a separate garden house, which extends on a plot of 1729 m<sup>2</sup>**. The family villa is located in a quiet and green environment near Devínská Kobyla.

The landscaped grounds **are dominated by an ornamental garden with fruit trees and herbs** (pear, cherry, apricot, currant, raspberry, blueberry, sage, lemon balm, mint, marjoram and others) and **a terrace with access to a heated and illuminated swimming pool with automatic regulation**.

The villa also has a **garden house of 20.3 m<sup>2</sup>** with a separate kitchenette and toilet.

Parking is provided in a **garage of 72 m<sup>2</sup> for 3 cars** with the possibility of parking additional cars in front of the garage and under the carport. The construction took into account modern and timeless elements with an emphasis on energy efficiency. The villa is characterised by a high standard of finishes and fixtures and fittings.

### **FAMILY 7 room villa:**

- plot of **1 729 m<sup>2</sup>**
- built-up area **288 m<sup>2</sup>**
- living area **188,39 m<sup>2</sup>**
- total floor area: **470 m<sup>2</sup>** of which the floor area of the built-in garage is 72 m<sup>2</sup> (parking for 3 cars in the garage + parking in front of the garage and under the carport)
- separate garden house **20,3 m<sup>2</sup>**
- swimming pool of **36 m<sup>2</sup>**

## DISPOSITION

The family villa consists of two underground and two above-ground floors with a total floor area of 470 m<sup>2</sup>, which are connected to each other by a staircase.



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**The basement (technical part of the family villa)** consists of a spacious garage (72 m<sup>2</sup>) with parking for 3 cars, an entrance hall with storage space, 2 separate rooms/chambers/basement spaces with ventilation, a separate room with its own bathroom with toilet and access to the terrace to swimming pool, technical room, where there is a workshop and technology.

**The ground floor of the family villa** consists of the main entrance to the hall, bathroom with toilet, separate room with access to the kitchen and dining area with access to the terrace, common room, separate room that can also be used as a separate room with access to the terrace (156, 85 m<sup>2</sup>)

**The first floor (the night part of the family villa)** consists of a master bedroom with its own bathroom with a bathroom, bathtub, toilet, two separate rooms, a bathroom belonging to the rooms, a separate toilet, a wardrobe (119 m<sup>2</sup>)

the common family villa also has a separate cellar space with an area of 27.6 m<sup>2</sup>

Closer floor plan.

## LOCALITY

The family villa is located on Brižitská Street in a quiet environment near the forest which guarantees plenty of privacy and at the same time sports and recreational activities. The Dúbravka district is a popular residential area which provides amenities including a grocery store, kindergarten, primary school as well as the popular British International School (BIS), health centre, house of culture, sports facilities and restaurants. It benefits from the nearby full-service OC Bory Mall as well as access to the city centre and motorway ring road.

## BENEFITS

### STANDARD

- aluminium interior windows 3-glass, exterior aluminium blinds, mosquito nets



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- wooden parquet Kährs full glued oak parquet
- interior veneered doors with solid spruce filling
- design and realization of customized furniture by BRIK
- kitchen with SIEMENS appliances, Technistone worktop
- Sherlock security doors
- 8 air conditioning units Daikin Emura - cooling and heating
- luminous ceilings in the living room, children's rooms and bathrooms
- Hormann garage door
- garden house with sliding windows, kitchenette with fridge, instantaneous heater and toilet

## TECHNOLOGIES

- Buderus Logamax gas condensing boiler + Buderus Logano S solid fuel boiler
- Brunner AK fireplace insert
- 9x4x1,5 swimming pool with overlay, filtration, upstream, lighting and water heating, with salt
- well with a depth of 110 m<sup>2</sup> - used for irrigation
- security and camera system
- water treatment by ion exchanger
- work out area for exercise
- bioclimatic pergolas

## PRICE

Price in EA

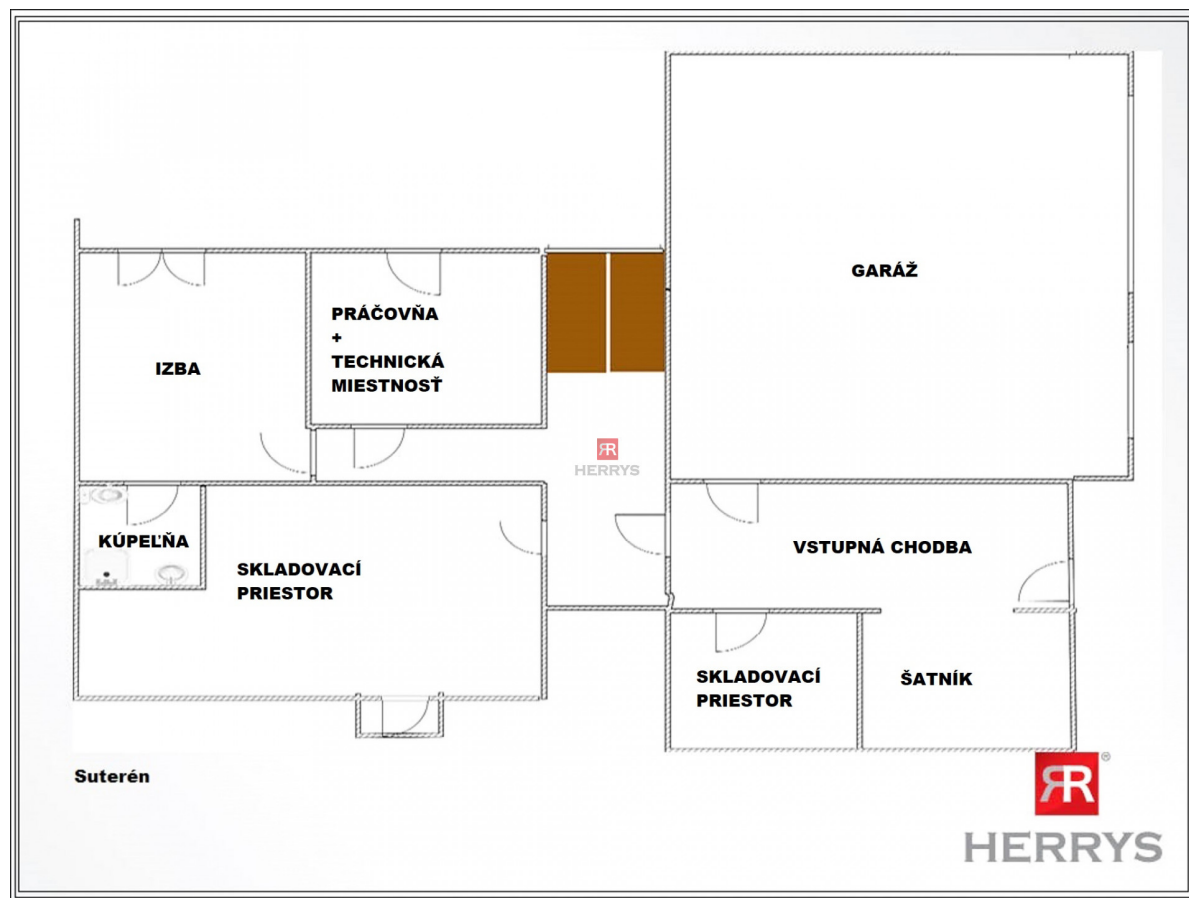
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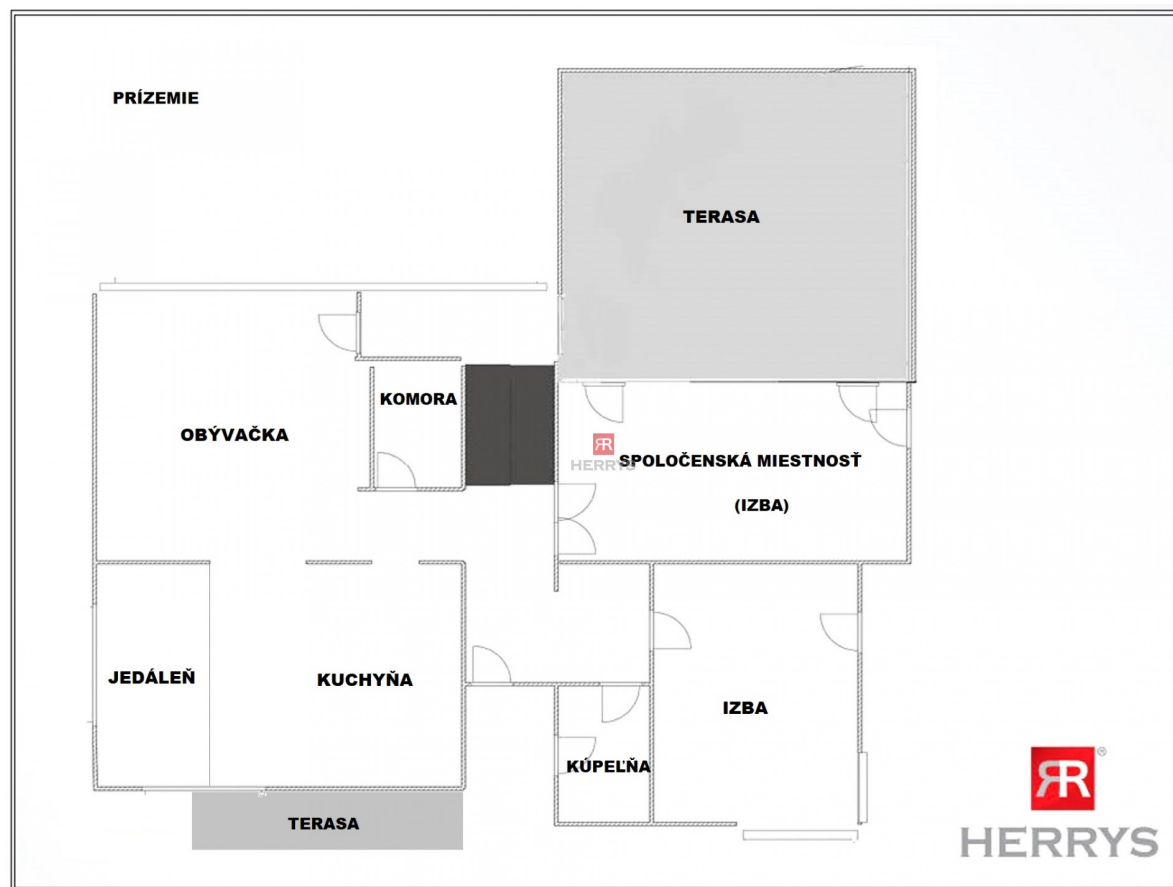
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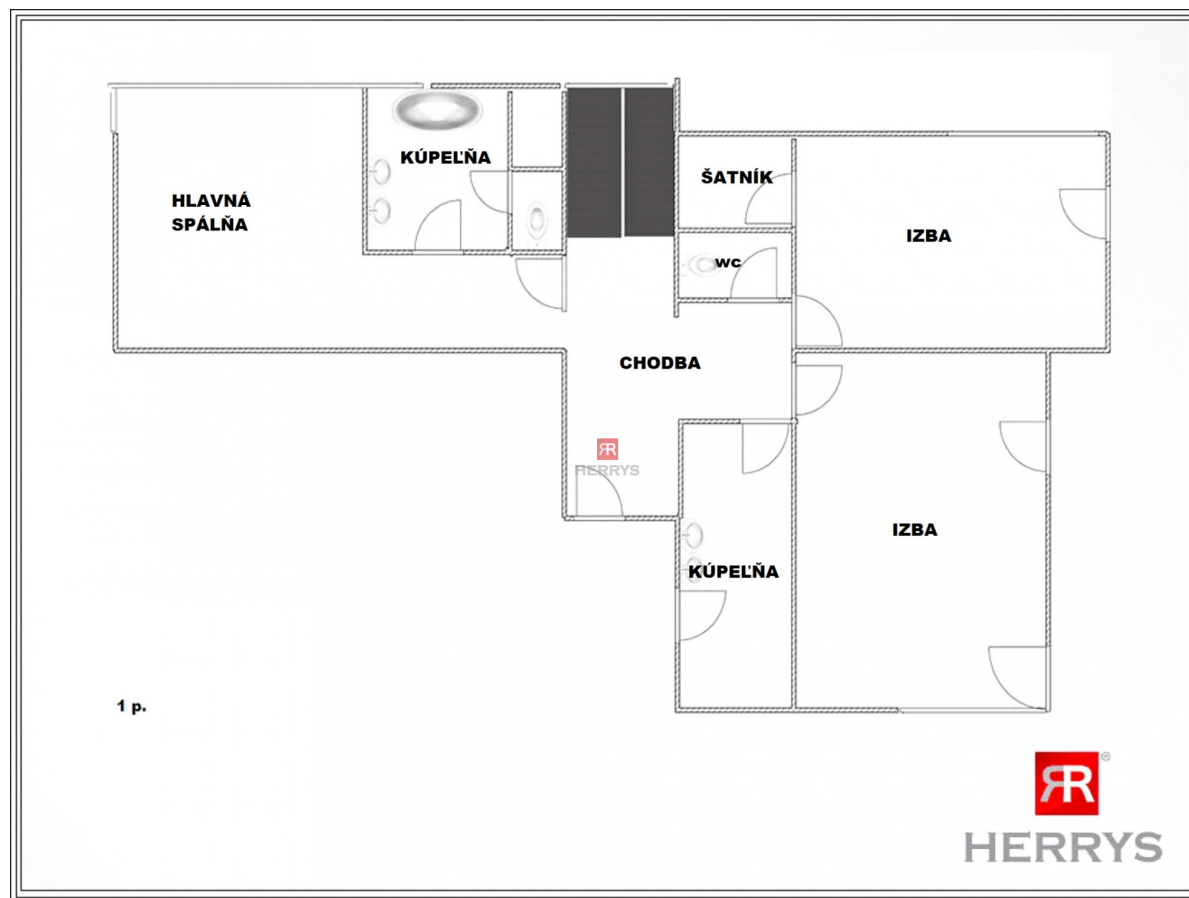
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