

Family house Kráľovské údolie, Bratislava-Staré Mesto

1 800 000 €



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 - EXCLUSIVE FAMILY HOUSE FOR SALE - KRALOVSKÉ ÚDOLIE, BA 1

Real estate agency HERRYS has exclusively for sale a family villa in the Kráľovské údolie. Villa built in 2000, designed by architect Mr. Ing.arch. Štefan Svetek.

The villa stands on a plot of 1 136m². It has 5 floors and offers a total usable area of 698m². The plot is terraced, with lots of greenery, a pond, a swimming pool and a view of the Danube embankment.

DISPOSITION

The family villa has 4 floors and a zero floor with entrance to the house with a hallway and with an elevator to the 1-3rd floor.

The villa consists of 11 living rooms, 3 separate garages and an adjoining administrative room with kitchenette, built-in wardrobes and bathroom (possibility of a porter's lodge). The administrative room has a separate entrance.

Above the garages there is an ornamental part of the garden with a pond and a gazebo.

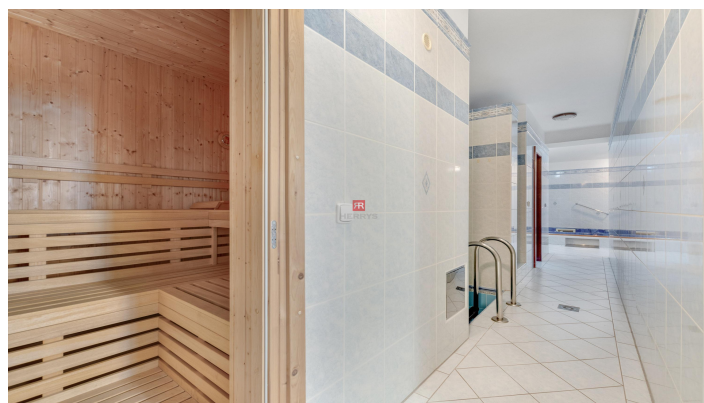
After entering the 1st floor with a separate entrance we get to the administrative part, in which there are: hallway, corridor, 3 offices, toilet, shower, kitchenette, technical room, built-in wardrobes. When we leave the administrative area we get to a spacious hall, in which there is a wardrobe, another technical room and a staircase to the second floor.

The 2nd floor consists of a spacious hall, two renovated bedrooms, a kitchen and a bathroom used as a living space. Upstairs there is also a wine cellar, a built-in aquarium and a staircase to the third floor.



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On entering the 3rd floor we are in the centre of the house , which offers a large spacious hall with staircase to the 4th floor. On the 3rd floor there is a large living room of 24 m2 with fireplace, dining room, kitchen, pantry, guest room , toilet. From the hall we get to the part where there is a boiler room, laundry room, toilet, sauna , cooling pool and jacuzzi, conservatory. From the entire 3rd floor there is access to a large terrace where there is a swimming pool and an ornamental part of the garden.

From the third floor we reach the beautiful wooden staircase to the 4th floor, which consists of a gallery and two parts: in one part there is a long hallway with built-in wardrobes, a study corner and a large bedroom with a spacious bathroom. From the bedroom there is an exit to the terrace with a beautiful view of the Danube. In the second part there are two bedrooms, a bathroom, built-in wardrobes and a working corner. From the gallery we can also reach the rest room and the bathroom.

LOCALITY

The Kráľovské údolie is located above the embankment of the army General Ludvík Sloboda and connects the castle hill with the Danube embankment.

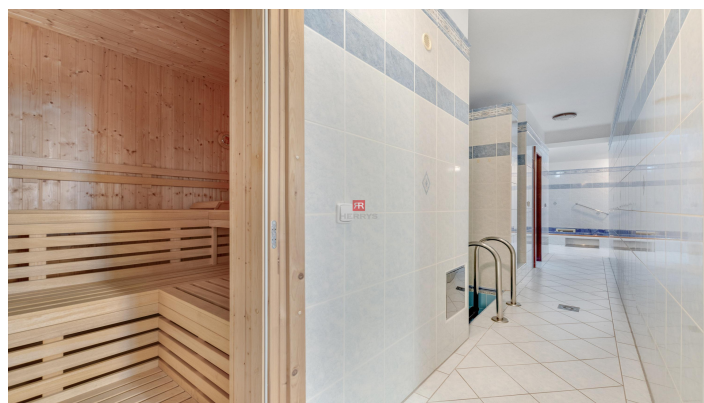
The villa is situated in a quiet and peaceful location. Nearby are complete amenities (Riverpark) and excellent access to the motorway.

BENEFITS



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- lucrative land in the Royal Valley
- attractive view of the Danube embankment
- the attractiveness of the offer for multigenerational families
- possibility to combine housing with business facilities
- terraced beautiful plot with lots of greenery
- swimming pool, wellness area, wine cellar, wine cellar, cooling pool
- 3 x indoor garage
- 11 living rooms

PRICE

price 1 800 000,- EUR

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