



## 4-bedroom family house in a quiet area of Dúbravky

**750 000,- EUR**

**Area:** 177,5 m<sup>2</sup>

**Rooms:** 5

**Unfurnished**

**Reference number:** 4718

**Street:** K Horánskej studni

**Location:** Bratislava IV,  
Dúbravka



**Michal Štuller**  
+421 907 888 765  
michal.stuller@pergo.sk

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## Property - details

- › Number of bedrooms: 4
- › Bathroom with toilet: 2
- › Balcony: 12,60 m<sup>2</sup>
- › Terrace: 38,5 m<sup>2</sup>
- › New building
- › Sunny

No of floors in the House::2  
› Energy certificate:  
› Parking spot:

## Equipment

- › Electronic/video intercom
- › Alarm
- › Others - Solárne kolektory, stropné chladenie, rekuperácia
- › Floor heating
- › Aluminum windows
- › Safety door
- › Exterior blinders
- › Open space
- › Floor heating

4-bedroom family house with a usable area of 170 m<sup>2</sup> is located in a quiet location in the Bratislava district - Dúbravka. The area of the land is 520 m<sup>2</sup>.

## layout

The house consists of two above-ground floors. The lower floor has an open layout of the kitchen with the living room, which is nicely lit thanks to the large-format aluminum windows and also offers access to the terrace (38 m<sup>2</sup>) and the garden; utility room and bathroom with toilet. The upper floor can also be accessed from the street and forms the night part of the house. It consists of 4 separate rooms - two of which have access to a balcony (12.60m<sup>2</sup>) facing the garden; bathroom connected to the toilet. A storage room for garden furniture and bicycles with an area of 30 m<sup>2</sup> is accessible from the garden.

## EQUIPMENT

The house is sold in a shell & core state with energetical certificate A. High-quality materials and technologies were used in the construction - aluminum windows with triple insulating glass, external electric blinds, recuperation, solar collectors, ceiling cooling, floor heating, gas boiler, video intercom, alarm etc. All green areas of the garden are prepared for automatic watering with water from the well.

## LOCATION

New house is located in a private closed street secured by barriers for entry and exit. The location provides family living close to nature and offers several options for sports and cultural enjoyment (nearby sports center, hiking trails, tennis hall) and also a problem-free connection to Bratislava's main infrastructure.

## PRICE AND ADDITIONAL INFO

Parking for up to 3 cars is possible in the yard with preparation for their roofing.

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**Michal Štuller**  
+421 907 888 765  
[michal.stuller@pergo.sk](mailto:michal.stuller@pergo.sk)

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