

## Family house

### Kráľovské údolie, Bratislava-Staré Mesto

### 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 - 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 136m<sup>2</sup>. It has 5 floors and offers a total usable area of 698m<sup>2</sup>. 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 in EA

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