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House Nine-bedroom (10+1)

1 035 m², Bratislava I, Staré Mesto

Ask for price







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Plot	711 m²
Foot print	440 m²
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	33504

This Historicist 4-story villa, built in 1928 by leading Bratislava architect Jozef Erdély, with a garden and a project for 3 above-standard spacious housing units, 1 apartment, a wellness area with a swimming pool, a fitness room, an elevator, and underground garage, is located in an exclusive district of Bratislava.

The sunny, west-facing villa with a park in its garden was sensitively set into the surrounding development, and was designed to create plenty of privacy while also offering interesting views. The villa is in a state prior to renovation with a valid building permit. The demolition and static work have already been carried out. The layout of the villa will consist of a 100 sq. m. two-bedroom apartment with access to the garden, a wellness area of 100 sq. m., and the technical part of the building with an area of 257 sq. m. On the first floor there will be a 170 sq. m. three-bedroom apartment with a terrace; the second floor will feature a 175 sq. m. three-bedroom apartment with a terrace and balcony. The top floor of the house will consist of a gallery duplex with a balcony and two bathrooms, with a total floor area of 230 sq. m.

This lucrative residential area is one of the best addresses in Bratislava. It has an excellent strategic location, close to the **Grassalkovich Palace and its garden, the Bratislava Castle, and the historic center.** In addition to a full range of amenities in the immediate vicinity, the street is home to a number of well-preserved, architecturally unique villas and gardens full of greenery, which makes it desirable and historically valuable.

Useable area 1,035 m², living area 770 m², terraces 34 m², plot 711 m², garage for 5 cars, outdoor parking for 3 cars.

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