



House Three-bedroom (4+kk)

€ 1 750 000 | CZK 42 848 750

450 m², Križovany nad Dudváhom, Trnava





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Plot	6 600 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	105411

This designer family villa with a swimming pool, sauna, its own vineyard, pond, and a piece of forest consists of several buildings that are spread over a large plot of land. Located only 35 minutes from Bratislava, it provides absolute privacy and will satisfy the needs of even the most demanding clientele.

The layout of the family house in the day zone consists of a foyer with a **wardrobe** and hidden storage space, a spacious living room with a **fireplace** and **views of the garden**, a separate fully equipped kitchen, and a dining area separated from the social zone by a wall with a built-in television. The kitchen has its own pantry with a hidden door. The separate night zone on the first floor consists of a master bedroom with access to the **terrace and pool**, and a bathroom with a spacious shower and private toilet. The space is completed by another toilet and a spacious laundry room with a **Miele** washing machine and dryer. A **designer staircase** flanked by a wall with modern wiring and lighting leads to the second floor with a gallery with entrances leading to two identical bedrooms with **balconies**. On the first floor is a spacious bathroom with a **backlit bathtub**, a shower, a **sauna**, and a **heated lounge**. The bathroom has its own **balcony** with views of the **greenery**.

In the separate basement of the family house is a social area, a dining room with a kitchen, a **wine bar**, and utility facilities.

The **high-standard facilities** include large-format aluminum windows with triple glazing, **wooden parquet floors**, **ceiling cooling**, **underfloor heating** (also in the garage), and a **fireplace**. The kitchen is fully equipped with **Miele** appliances and a hob with a built-in extractor hood by **BORA** and **HANSGROHE**. The exterior includes a **bioclimatic pergola** with **backlighting** and **brightness control**, **electric screening blinds**, **exterior heaters**, or a **sound system**. Garage and entrance gates are remote control and there is a **smart irrigation system**. The **infinity pool** has a **hot tub platform** and a relaxation area with sunbeds, under which technical facilities are located. The pool has an **electric solar roller blind** cover. The entire property is secured by a security system.

In addition to the maintained **ornamental part**, the garden also offers a **vineyard** with **240 vines of Tramin Red and Sauvignon Blanc varieties**, as well as **100 fruit trees**. A fully equipped **summer kitchen with air-conditioning and views of the garden** is located in the vineyard. A **garage for a garden tractor**, a brick **fireplace** with a seating area, or a **children's playground** are part of the property. In the lower part of the plot is a **pond** that traverses the entire plot and a bridge leading to



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a private **well-maintained forest**. There is also a brick **garden house** and a rear entrance gate.

The total floor area of the family house is 450 m², of which 280 m² is built-up. Approved in 2021.

The village of Križovany nad Dudváhom is only a **5-minute drive from Trnava** and approximately **30 minutes from Bratislava**. The village is characterized by a rich cultural and **social life** with many interesting destinations for trips or cultural experiences within 10 km. These include a number of **museums**, historic **monuments**, and **swimming pools**, as well as an agricultural farm that offers activities for **lovers of horses and riding**.