



House Four-bedroom (5+kk)

357 m², Malacky, Stupava

€ 669 990 | CZK 16 438 205





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Total area	357 m²
Garden	734 m²
Floor area	207 m²
Terrace	78 m²
Loggia	3 m²
Parking	Yes
Garage	34 m²
Cellar	35 m²
PENB	B
Reference number	106597

This furnished 4-bedroom family house full of natural light is located on a sloping plot in a quiet residential part of Stupava. Its superior amenities include an indoor saltwater swimming pool, air-conditioning, heated double garage, cellar, landscaped garden, and spacious terraces. The location guarantees pleasant living close to nature, as well as to Bratislava, which is only 20 minutes away by car.

The entrance to the house consists of a foyer with custom-made furniture and storage space with access to the garage. The closet has a secret door to the guest room with a bathroom. The living room with a **fireplace** is connected to the kitchen with a **pantry** and dining area. The kitchen area and living room have access to the terrace and garden. Upstairs, there is a bathroom with a bathtub and **3 bedrooms**: two children's bedrooms and the master suite with a walk-in closet and **balcony**. The hallway has a door to a **spacious terrace** with panoramic views of the city with a pre-preparation for a Jacuzzi. The house has a **cellar** (35 m²) and a **walk-up attic**.

Facilities consist of **air-conditioning**, solar film on the windows, and fingerprint entry to the house. The plot has its own well, and heating is provided by a combination of radiators and **underfloor heating**. The house has a fireplace, alarm system, electric gate, automatic irrigation, robotic mower, **swimming pool** (7x4 m, depth 120 cm). The house has a heated double garage and 4 cars can park in the courtyard.

The town of Stupava is situated between the western slopes of the Little Carpathians and the southern part of the Záhorská lowlands, which ensures an excellent location close to Slovakia's natural wealth, Bratislava, but also Austria. It lies next to nature reserves, bike paths and hiking trails. Excellent connections to the main routes to Bratislava and the Bory business center with a modern hospital.

Interior 207 m², garden 734 m², double garage 34 m², terraces 78 m²

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This architectural floor plan depicts a residential building with a complex, irregular footprint. The plan is oriented with the entrance at the top. The building is divided into several rooms and areas, each labeled with a number in a circle (e.g., 1,01, 1,02, 1,03, 1,04, 1,05, 1,06, 1,07, 1,08, 1,10, 1,11, 1,12). The plan includes a large living area (1,01) with a fireplace and a large window, a kitchen (1,03) with a sink and stove, a dining area (1,04), a living area (1,05) with a staircase, a bedroom (1,06) with a bed, a bathroom (1,07) with a toilet and sink, a bedroom (1,08) with a bed, a living area (1,10) with a fireplace, a living area (1,11) with a fireplace, and a living area (1,12) with a fireplace. The plan also shows a large outdoor area (1,09) with a pool and a large window. The plan is surrounded by a wall and has a total width of 151.75 and a total height of 161.25. The plan is drawn to scale and includes all necessary dimensions and annotations for construction.

Id	Measurement	Value	Unit	Source	Shape
1.01	ORIONICA (25)	54	mm	ORIONICA	ORIONICA
1.02	SPICHENKO	5	mm	SPICHENKO	SPICHENKO
1.03	KOPCHIN	5.29	mm	KOPCHIN	KOPCHIN
1.04	ORIE	4.23	mm	ORIE	ORIE
1.05	IKHA	13.5	mm	IKHA	IKHA
1.06	ZAKHRE	0.9	mm	ZAKHRE	ZAKHRE
1.07	ZAMIRE	4.68	mm	ZAMIRE	ZAMIRE
1.08	KOPCHIN	21.28	mm	KOPCHIN	KOPCHIN
1.09	KOPCHIN	1.8	mm	KOPCHIN	KOPCHIN
1.10	HOSHONKA (25)	12	mm	HOSHONKA	HOSHONKA
1.11	IC	2.4	mm	IC	IC
1.12	KOPCHIN	3	mm	KOPCHIN	KOPCHIN
1.13	TRAKA	21.28	mm	TRAKA	TRAKA

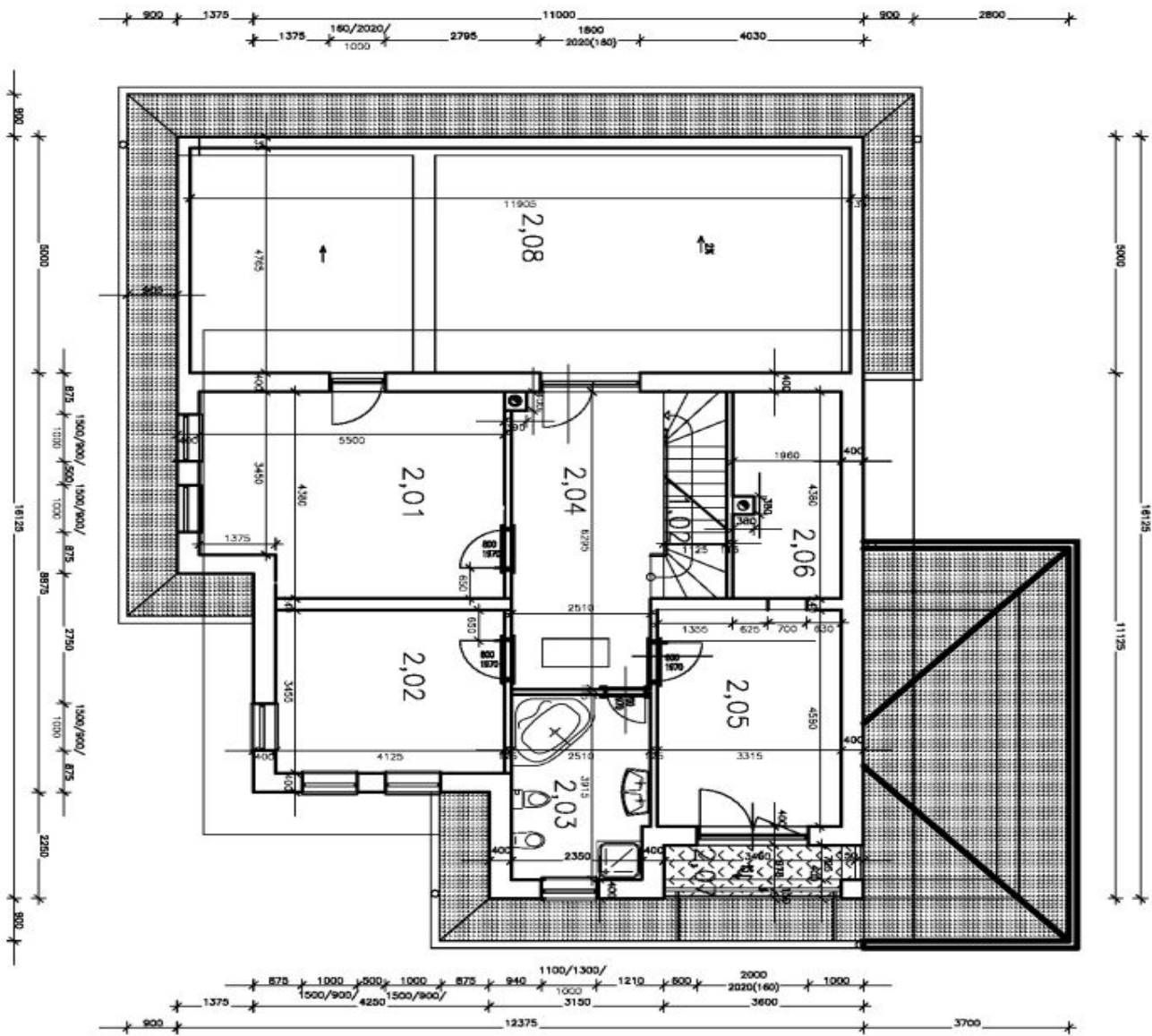
LEGENDA MIESTNOSTÍ



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POKRYTÍ: KAMEN, POKRYTÍ: KAMEN, POKRYTÍ: KAMEN

Id	Wzrost (cm)	h	h	h	h
2,01	170	170	170	170	170
2,02	170	170	170	170	170
2,03	170	170	170	170	170
2,04	170	170	170	170	170
2,05	170	170	170	170	170
2,06	170	170	170	170	170
2,07	170	170	170	170	170
2,08	170	170	170	170	170

LEGENDA MIESTNOSTÍ