



## House Four-bedroom (5+1)

399 m², Bratislava V, Jarovce

Ask for price







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Total area	399 m²
Plot	1 050 m²
Floor area	304 m²
Terrace	23 m²
Parking	Yes
Garage	36 m²
Cellar	36 m²
PENB	G
Reference number	108555

**Modern and elegantly furnished house with a swimming pool, landscaped garden, and garage parking. The house is situated on a cul-de-sac in a quiet part of the village of Bratislava-Jarovce, offering an ideal combination of privacy, comfort, and excellent accessibility to the center of Bratislava, as well as Austria.**

The ground floor consists of an entrance hall with storage space, a double garage, and access to the living area, which is dominated by a spacious and well-lit living room with **high ceilings**, a **fireplace**, and a dining area with access to the covered **terrace**. The kitchen in a superior design is fully equipped with **Siemens** appliances. The ground floor master bedroom has a large walk-in closet and en-suite bathroom with a shower, bathtub, and access to the **garden**. There is also a laundry room, a utility room, and a guest toilet.

Upstairs, there are three separate bedrooms and a bathroom with a bathtub, walk-in shower, toilet, and bidet. One of the bedrooms has its own bathroom. A separate wardrobe adds to the practicality of the space. In the basement is a wine cellar.

The high-standard facilities includes underfloor heat pump heating, air-conditioning, **Schüco aluminium windows**, wooden floors, exterior blinds, and **photovoltaic panels**. On the plot is a **swimming pool** (20 m²), covered outdoor seating, a barbecue, a landscaped garden with automatic irrigation, and a **garden house**. Parking is provided in a double garage and on three outdoor spaces.

Jarovce offers quiet rural living with excellent access to the center of Bratislava and **Austria** thanks to the D1 highway. This increasingly popular location is ideal for families and professionals looking for a combination of privacy and urban advantages. The surrounding area provides complete amenities, including schools, shops, restaurants, and sports facilities, as well as **proximity to nature** for an active lifestyle with plenty of opportunities for leisure and exercise.