

BOSEN | House with investment potential – Marianka, Panský les



818 000 €

County:	*Bratislavský kraj*
District:	*Malacky*
City/Town:	*Marianka*
Street:	*Karpatská*
Category:	*Houses*
House type:	*Luxury house*
Type:	*Sale*
Usable area:	

DETAILED INFORMATIONS

Status:	*active*
Ownership:	*personal*
Land area:	*1103 m^2*
Ground type:	*terrace*
Territory:	*Intravilan*
Usable area:	*240 m^2*
Type:	*Fully re-made*
Number of rooms:	*7*
Balcony:	*yes*
Terrace:	*yes*
Cellar:	*yes*
Pantry:	*yes*
Year of building approval:	*2010*

PROPERTY DESCRIPTION

BOSEN Group real estate agency exclusively offers for sale a premium family home located in Panský Les—one of the most sought-after areas in the Little Carpathians. This property represents the perfect synergy of luxury living and absolute tranquility, surrounded by picturesque nature.

3D virtual tour: https://my.matterport.com/show/?m=9w7LDC4JFoo

House: Completed in 2010, the house features seven rooms and a usable floor area of 240 m². The plot size is 1,103 m².

Layout:

Ground floor – The centerpiece is a spacious living room with a fireplace and high ceilings, creating an airy and elegant atmosphere. The ground floor also includes three separate rooms: a bedroom, a

library, and a study equipped with security features. There is a large walk-in closet in the entrance hall. Additionally, the ground floor houses a kitchenette, a pantry, a bathroom, and a separate toilet.
Upper floor – The private sleeping area comprises three separate rooms with balconies, a bathroom, and a separate toilet.
Attic – Storage space is located under the roof.
Exterior

The beautiful plot is divided into functional zones. A Japanese garden with a pond and waterfall is located at the entrance. There is a carport for vehicles, and the property features a remote-controlled gate.
The upper part of the garden features a lawn connected to the house, creating a pleasant relaxation zone with a terrace, a fire pit, a garden shed, and a gazebo.
The lower southern section of the garden contains a bountiful fruit orchard and a vegetable garden.
Investment bonus: The lower part of the plot is prepared for the construction of an additional house. There is a deep well with drinking water on the property.

Location: Panský Les is synonymous with prestigious, quiet living. It is highly sought-after for its proximity to nature, cycling routes, and hiking trails, while offering excellent accessibility to Bratislava (via train, car, or public transport).

PRICE: €819,000

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BROKER

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