

Unique TOP Villa BA Lamač - Living Business Studio Gallery



1 353 000 €

County:	*Bratislavský kraj*
District:	*Bratislava IV*
City/Town:	*Bratislava-Lamač*
Street:	*Rajtákova*
Category:	*Houses*
House type:	*Family house*
Type:	*Sale*
Usable area:	

DETAILED INFORMATIONS

Status:	*active*
Ownership:	*personal*
Land area:	*1105 m²*
Usable area:	*1105 m²*
Built-up area:	*1105 m²*
Store area:	*80 m²*
Type:	*Fully re-made*
Balcony:	*yes*
Terrace:	*yes*
Garage:	*yes*
Cellar:	*yes*
Pantry:	*yes*
Store room:	*yes*
Technical room:	*yes*
Year of construction:	*2010*
Total area:	*1105 m²*

Terrace area:	*200 m²*
Garage count:	*1*
Garage area:	*80 m²*
Cellar area:	*50 m²*
Cellar count:	*1*
Utilities:	*yes*
Water:	*yes*
Electric:	*yes*
Gas:	*yes*
Sewage:	*yes*
Phone:	*yes*
Internet:	*yes*
Satellite :	*yes*
Cable TV:	*yes*
Phone:	*yes*

PROPERTY DESCRIPTION

There are not many such exclusive offers. This villa is simply different. Different from all those you have seen so far. It is a pure rebel! And at the same time a unique space for life, family, business, creative work, running a company or for their mutual symbiosis.
Generous, lucrative and original spaces in an urban style that you can probably only find in

metropolises like New York, Paris or Los Angeles.
Unobtrusive and discreet from the outside, a wild beast from the inside that will immediately absorb and surprise you with its amazing atmosphere.
In a perfect location in Bratislava - Lamač, with access to the city and nature, ready to feel your pulse and guide you with daily joys, creativity and the free spirit that is present everywhere in this villa.
The usable area of 1105 m2 will provide space for all the activities you love and for which you live.

ADVANTAGES:
+ Generous usable area of 1105 m2 - never again a space compromise.
+ Mineral wool insulation oversized to a thickness of 1 meter ensures absolute thermal comfort.
+ Double insulation and roof insulation.
+ Garage for 4 cars.
+ Corporate wing for a smaller IT company, or advertising or production agency with built-in structured cabling and social facilities and server room.
+ 4 bathrooms + 3 toilets.
+ Generous storage space.
+ Club facilities suitable for men's or women's zones, or a recording studio.
+ Terrace with a size of 200 m2 usable as a green zone, relaxation zone or winter garden, as half of the terrace has underfloor heating.
+ Gallery on the first floor.
+ Lower gallery, which can serve as an art gallery or a space for the exhibition of art artifacts and rare collections.
+ Large shower cubicles.
+ Finnish sauna with a cooling corner.
+ Jacuzzi + counter-current pool directly in the central part of the villa.
+ Large-format movie screen directly in the living room.
+ View from the terrace of Devínska Kobyla.
+ Perfect soundproofing thanks to factors that I will tell you more about at the "Villa Open Days".

If you want to see this unique space with your own eyes and this unusual offer has interested you, I will be happy to welcome you to the "Villa Open Days" on Tuesday, October 21, 2025 at 12:00 in Lamač, Bratislava.
The number of places at the "Villa Open Day" is really limited, so I ask all those interested in buying to contact me personally at the phone number
+421 917 876 631 Mgr. Marian Turza MBA and book this date. This will be the only date in October.

The artistic photo by Ľub Plšek was taken directly in the villa.

In the case of multiple applicants, the final purchase price will be determined by auction.

I look forward to meeting you and the opportunity to show you a truly unique offer and a space that has its own unique and original "Urban Art" "Genius Loci".






BROKER

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