



## Apartment Studio (1+1)

22.43 m<sup>2</sup>, Šajdíkové Humence, Šajdíkové Humence

€ 109 990 | CZK 2 781 647



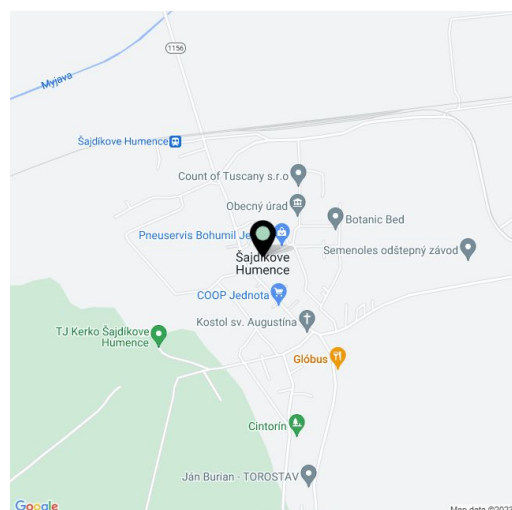


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Total area	27 m <sup>2</sup>
Floor area*	22 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	possibility to buy and rent a parking space
Cellar	-
PENB	A
Reference number	100764



In the gated Penati Golf Resort complex, we exclusively offer for sale this modern 1-bedroom apartment, part of the new phase of the popular LuxApartments project. The expected completion of the building is scheduled for April 2024.

The layout of the apartment consists of an entrance hall with the possibility of adding a wardrobe, a bathroom with a preparation for a shower, a toilet, and a living room with a kitchen that has access to a **loggia** with direct views of the lake. Residents can use the common **laundry room** in the basement of the building. It is possible to buy or rent a **parking space** and a **cellar storage unit**.

The low-energy building will be equipped with an elevator, and facilities will consist of **aluminum triple-glazed windows**, **heating** and **cooling** through its **own heat pump** for each apartment, a preparation for **exterior blinds**, and a connection to **fiber-optic Internet**. The resort is secured by a **24/7 automatic doorman** with a monitored entrance.

The picturesque and quiet location offers perfect relaxation in the midst of nature and the private Penati Golf resort with the best golf course in Slovakia, less than 100 km from Bratislava and Brno (mostly along a highway). In the large complex, spread out over several hectares of land, you can relax in many ways: in addition to golfing, there is the possibility of cycling, Nordic walking, hiking, water biking, boating, and swimming on the lake, as well as enjoying the private beach. Perfect for fans of fishing, tennis, or inline skating. There is also a **children's playground** and a **restaurant**.

A **wellness center**, a farm grocery, a second restaurant, and a 24-hour fitness center are planned in this private area.

\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.