



## House Four-bedroom (5+kk)

€ 399 000 | CZK 10 036 845

175 m<sup>2</sup>, Senec, Slnéčné jazerá - juh





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Total area	175 m <sup>2</sup>
Plot	338 m <sup>2</sup>
Floor area	147 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Yes
Cellar	-
Reference number	102088

Located south of Slnecne Lake, this two-story, 4-bedroom new build house in a rough construction phase offers direct access to the lake. Parking for two cars is available on the property.

The layout of the property consists of a ground floor with an entrance hall, a separate **walk-in closet**, a guest room, a utility room with a toilet, a large living room with space for a kitchen, and a dining area with access to the **garden**. The upper floor of the house comprises **three bedrooms**, including a master bedroom with a walk-in closet and **en-suite bathroom**, a laundry room, another separate bathroom, and a separate toilet. The master bedroom also has access to a **loggia with views of the lake**.

The house is made of bricks and windows are **triple-glazed**. The necessary utility connections, such as sewerage, electricity, and municipal water are available and all of the required installations in the house (electricity, drainage, water) are completed, except for the heating, which is planned to be underfloor.

The completion of the house, including insulation, plastering, drywall, underfloor heating, leveling, and railings is estimated to cost approximately EUR 60,000.

Access to the highway is excellent and there are also good train and bus connections. The Slnecne Lake resort offers countless activities such as hiking, water bicycles, and children's mini scooters, trampolines, paddleboards, beach volleyball, handball, beach soccer, water football, a water inflatable castle, tennis, mini golf, yoga, Zumba, and more. The area is home to numerous restaurants, buffets, and a large water park. In winter, the indoor part of the water park with wellness facilities, including a sauna world, can be enjoyed.

Floor area 147 m<sup>2</sup>, land 338 m<sup>2</sup>.

