



## House Three-bedroom (4+kk)

€ 490 000 | CZK 12 345 550

132 m<sup>2</sup>, Ivanka pri Dunaji





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Usable area	132 m <sup>2</sup>
Plot	438 m <sup>2</sup>
Foot print	136 m <sup>2</sup>
Floor area	100 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	4 parking lots
Cellar	-
Service price	140 EUR monthly
PENB	G
Reference number	104679

**This brand new three-bedroom family house for sale built to a high standard with parking spaces for four cars is situated close to complete civic amenities yet surrounded by nature ideal for relaxing walks or cycling. Excellent accessibility to the city center, which is only 15 minutes away by car.**

The layout consists of an entrance hall and a long hallway that divides the house into **social** and **private zones**. On one side, there is a living room with a **fireplace** and kitchen, and two exits to **two terraces**. On the other side, there are three bedrooms, a storage room, and two bathrooms with a shower and toilet. Surrounding the house is a **beautifully maintained plot** with **two terraces** with seating and a **barbecue**, and a **garden house** with a **Jacuzzi**.

The facilities of the single-story insulated new-build consist of aluminum triple-glazed windows, wooden floors, **underfloor heating**, a **full fireplace**, **air-conditioning** in every room, exterior blinds and **mosquito nets**, **custom-made furniture**, plenty of storage space, a **fully equipped kitchen** (including a garbage disposal and a hood connected to the chimney). The house is secured by a **camera system** and has a **fiber optic network**. The roof has **photovoltaic panels**. The terraces are covered by **pergolas** with **electric shutters** and dimmable lighting. On the plot, there is a **private well**, Jacuzzi, garden house by Gardeon, robotic mower, and an automatic irrigation system.

The village of Ivanka pri Dunaji is situated in the flat terrain of the Danube Plain, a warm, dry area with the **highest number of sunny days per year**. It's a popular location on the **outskirts of Bratislava** with good accessibility and complete civic amenities, as well as opportunities for **sports and relaxation in the surrounding countryside**.

Floor area 100 m<sup>2</sup>, terraces 36 m<sup>2</sup>.



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