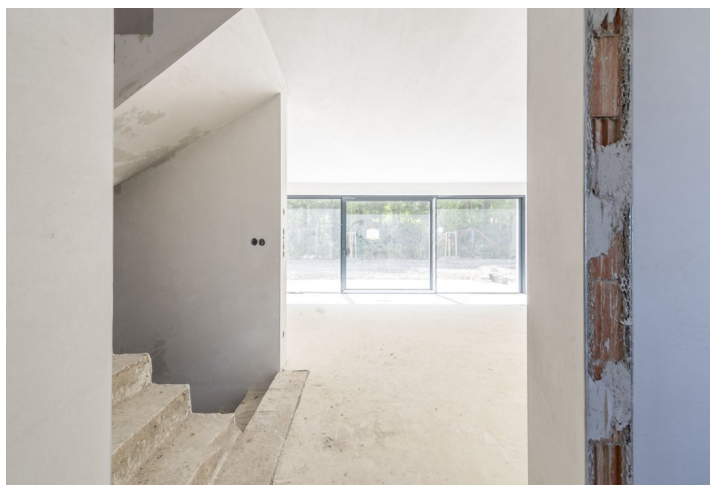




## House Four-bedroom (5+kk)

€ 750 000 | CZK 18 877 500

225 m<sup>2</sup>, Bratislava IV, Dúbravka, Agátová





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Total area	225 m <sup>2</sup>
Plot	250 m <sup>2</sup>
Garden	109 m <sup>2</sup>
Floor area	190 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	-
Cellar	-
PENB	A
Reference number	105001

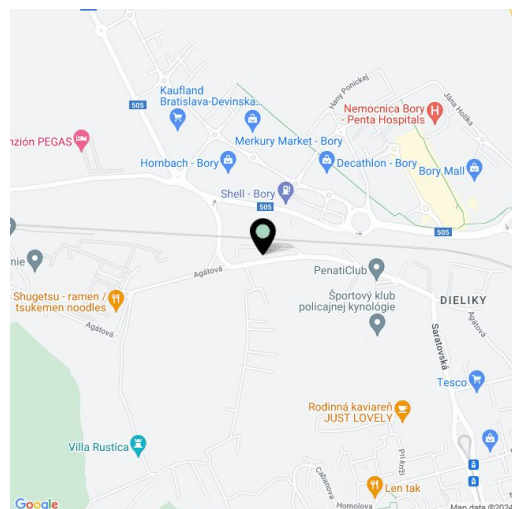
**The sale of a newly built 4-bedroom house with a garden, a terrace and a garage in the prestigious Agáty project combines the advantages of urban living and close contact with nature. A popular and developing location in Bratislava's Dúbravka district, it provides facilities for quality education, complete civic amenities and services, good transport connections, and top-notch healthcare thanks to the proximity of the most modern hospital in Slovakia.**

The useful area of the house with an area of almost 225 meters is divided into 3 floors. The layout of the 1st floor consists of a living room with a living room, a generous kitchen with a dining area and access to the garden, a study, a bathroom with a shower and a separate toilet. The second upper floor as a night area is divided into 3 separate bedrooms, a main bathroom with a bathtub and a separate toilet. In the basement of the house there is a spacious garage, which provides enough space for 2 cars and storage space.

The house is sold in white walls. As a matter of course, the interior standard includes large aluminum windows with soothing views, underfloor heating and preparation for air conditioning, preparation for a fireplace in the living part of the day area, preparation for an electrical connection for the kitchen island, preparation for anchoring the awning over the terrace, door openings in the interior reaching to the ceiling, or flush-mounted module in the shower box. The exterior standard is complemented by a green roof with preparation for photovoltaics, preliminary preparation in the form of connections to the swimming pool in the garden and a heat pump with an integrated hot water tank. The naturally sloping garden has protection against torrential rains. Residents of the Agáty project have access to a common pool or gym directly on the premises.

One of the benefits of the family house in the Agáty project is clearly its location. By being located near a protected forest area, it naturally provides privacy and excludes the possibility of further development. At the same time, it is located in an excellently developed location. Accessible not only by personal transport, but also by public transport. For even better accessibility, there will be a two-way public transport stop on Agátová street. In the vicinity there are department stores, schools, kindergartens, a shopping center and medical facilities. In addition to the extension of the tram line to the shopping center in the Bory location, a TIOP is also planned near the Agáty project in the future - an integrated passenger transport terminal with the possibility to board a bus or train.

Usable area 224.65 m<sup>2</sup>, land area 249.56 m<sup>2</sup>.





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