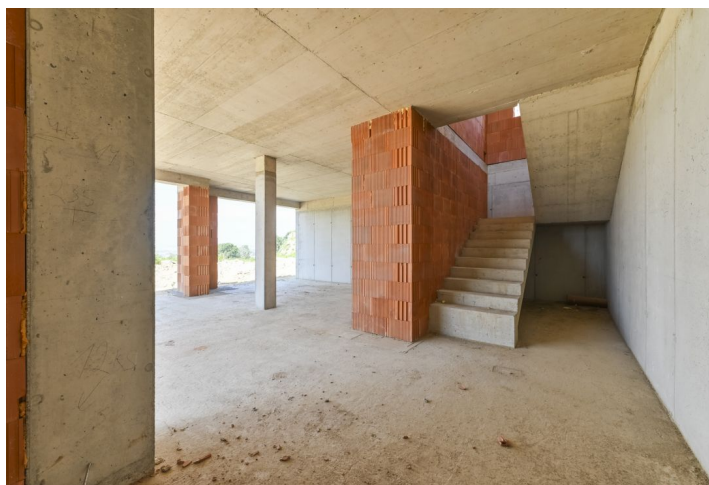




## House Three-bedroom (4+kk)

€ 399 000 | CZK 10 124 625

140 m<sup>2</sup>, Banka, Ratnovská cesta, Červená veža





## House Three-bedroom (4+kk)

€ 399 000 | CZK 10 124 625

140 m², Banka, Ratnovská cesta, Červená veža

Plot	580 m²
Foot print	70 m²
Parking	Yes
Cellar	-
PENB	A
Reference number	105575

**Modern and ecological family house with a generous terrace in a newly built quarter near the popular spa town of Piešťany. The secure closed complex offers maximum security and comfort thanks to the facilities and services directly on the premises of the residence.**

The layout of the family house consists of an entrance hall with a staircase leading to the living room, which consists of a living room and a kitchen with a dining area, a pantry and a separate toilet. From the living room there is an entrance to a generous terrace with an area of 28 m². The night part consists of three bedrooms and a bathroom with a toilet. One bedroom has access to a balcony.

The family house will be completed by the holodom stage. Expected approval date 4Q/2024. The building is made of eco-materials and has pre-preparation for photovoltaic panels and pre-preparation for a charger for electric cars. Ecology enthusiasts will also be pleased with the pond for collecting rainwater, or the containers for separated waste buried in the ground. It is a matter of course that the pre-heating of your own fireplace and the newly built biotope are pre-prepared. Security is guaranteed by a 24-hour reception with SBS for the entire area and a camera system with non-stop monitoring of common roads and spaces.

Parking for two vehicles available on the plot with the possibility of creating a shed. Residents will have the opportunity to use cleaning and gardening services, there will also be an e-bike, scooter, or car rental. Families with children will appreciate the kindergarten and playgrounds right on the premises. In the hot summer months, swimming pools and jacuzzis will delight. Lovers of good coffee or good food will have a cafe and a restaurant at their disposal. All utilities are located on the property.

The house is part of a project built in the Červená Veža forest park, surrounded by nature and peaceful views. Only 5 km away is the sought-after spa town of Piešťany, which, in addition to recreation, offers opportunities for cultural and sports activities. The Sĺňava dam is located here, visited for a wide range of activities such as water sports, cycling trails or a water-ski lift.

