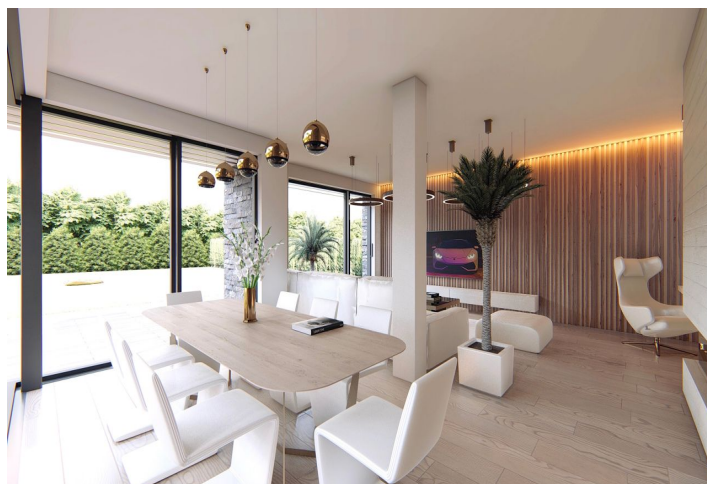




## House Three-bedroom (4+kk)

€ 399 000 | CZK 10 022 880

168 m<sup>2</sup>, Banka, Piešťany



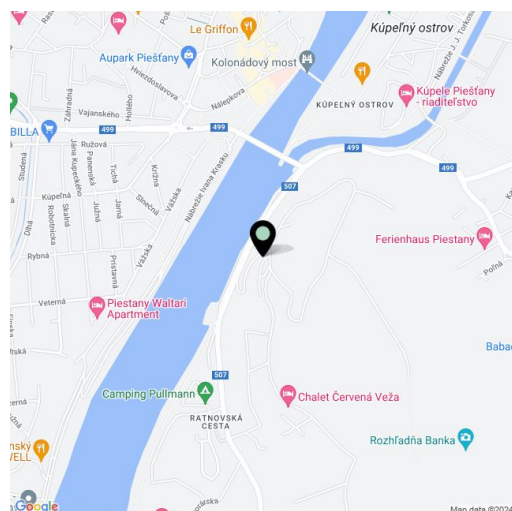


## House Three-bedroom (4+kk)

€ 399 000 | CZK 10 022 880

168 m<sup>2</sup>, Banka, Piešťany

|                  |                    |
|------------------|--------------------|
| Total area       | 168 m <sup>2</sup> |
| Plot             | 580 m <sup>2</sup> |
| Foot print       | 70 m <sup>2</sup>  |
| Floor area       | 140 m <sup>2</sup> |
| Terrace          | 28 m <sup>2</sup>  |
| Parking          | Yes                |
| Cellar           | -                  |
| PENB             | A                  |
| Reference number | 105575             |



**Modern and ecological family house with a generous terrace in a newly built residential area near the popular spa town of Piešťany. The secure gated complex offers maximum security and comfort thanks to its amenities and services directly on the premises.**

The layout of the family house consists of an entrance hall with a staircase leading to the day zone with a living room and a kitchen and dining area, a closet, and a separate toilet. The living room has access to a generous 28 m<sup>2</sup> **terrace**. The night zone consists of three bedrooms and a bathroom with a toilet. One bedroom has access to a **balcony**.

The family house will be handed over in a **state of white walls**. Expected **approval date in Q4/2024**. The building is made of **eco-materials** and has a **pre-preparation for photovoltaic panels** and **pre-preparation for a charger for electric cars**. Nature enthusiasts will also be pleased with the pond for collecting rainwater, or the containers for separating waste buried underground. **Additional heating** is assured by the **future fireplace** and a newly built biotope is prepared. Security is guaranteed by a **24-hour reception** with SBS for the entire complex and a **camera system** with non-stop monitoring of common roads and spaces.

Parking for two vehicles is available on the plot with the possibility of creating a carport. Residents will have the opportunity to hire **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 be welcome for cooling down. Lovers of good coffee or good food will have a **cafe** and a **restaurant** at their disposal. Full 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. The sought-after spa town of **Piešťany**, which, in addition to recreation, offers opportunities for cultural and sports activities, is only 5 km away. The **Sĺňava Dam** is located in the area, a destination for a wide range of activities such as water sports, bike trails, or a water-ski lift.