



## Apartment Three-bedroom (4+kk)

€ 389 000 | CZK 9 837 810

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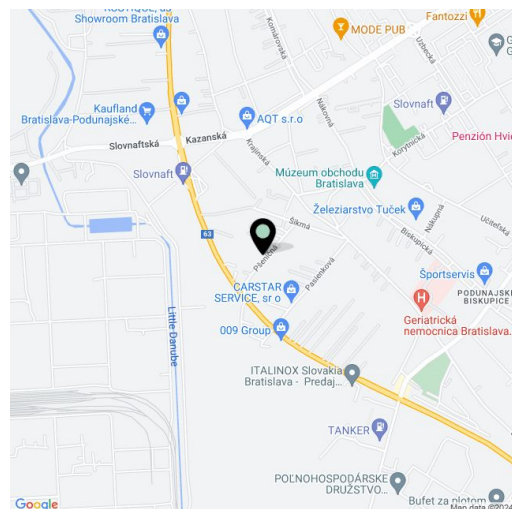
Total area	120 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Garden	250 m <sup>2</sup>
Parking	Yes
Garage	18 m <sup>2</sup>
Cellar	-
PENB	A
Reference number	105710

The designer maisonette with a pool, garden, and parking in the garage is part of a family house with three apartments. The house is situated in a quiet part of the village of Rovinka, only 10 minutes from Bratislava, with complete civic amenities and plenty of opportunities for leisure activities.

The first floor consists of an entrance hall with storage space and a separate toilet, and a well-lit living room connected to a **fully equipped kitchen with a central island** and access to the **garden**. The storage space is extended by a closet located under the stairs leading to the second floor. This floor, as the night zone of the apartment, has 3 separate bedrooms and a bathroom with a **bathtub, walk-in shower, toilet, and bidet**.

Facilities include **underfloor heating and cooling**, plastic windows, laminate floors, or **exterior blinds**. Heating is by a heat pump. **Photovoltaic panels** are installed on the roof of the house, which is completely insulated. The property comes with a **swimming pool with salt water** covered by a sliding terrace, a **fire pit**, a brick **shelter** with seating, or a private well. The garden has an automatic irrigation system. Two parking spaces in front of the house and one parking space in the **garage** are attached to the apartment.

The village of Rovinka is one of the most popular and sought-after locations due to its **excellent accessibility** to the **capital**, which is approximately 10 minutes away, or other nearby towns thanks to the newly built R7D4 highway. The municipality has complete civic amenities and services, such as the City Park Rovinka shopping center, restaurants, a kindergarten and elementary school, children's and sports playgrounds, a dam with marked bicycle paths, and the popular **Košariská lakes**. In Šamorín, which is only 7 km away, is the **X-BIONIC** recreation area, which offers sports fields, a cinema, and an aqua park.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.