



## Apartment Two-bedroom (3+kk)

Ask for price

92.19 m<sup>2</sup>, Trnava, Hattalova





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Total area	152 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	107432

We exclusively offer this two-bedroom apartment with a terrace, part of the new boutique Levan Residence in Trnava. Levan Residence adheres to the strictest environmental standards and was officially approved with an A0+ certificate. It also has solar panels and a green roof. Great care was spent in creating communal spaces, including a pool and children's playground located on the property.

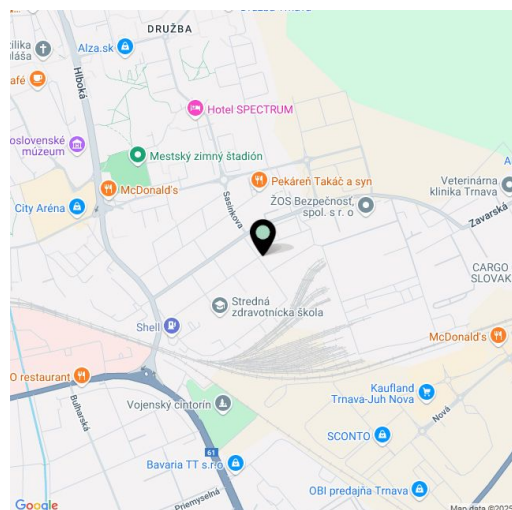
The layout consists of an open space living room with a kitchen and access to the **terrace with views** of the town and surrounding greenery. There is also a bedroom with a French window, large wardrobe, and access to the 2nd terrace, another separate room, a bathroom, a utility room, and a separate toilet. This apartment has a private entrance to the roof where you can add greenery and plants. The terrace has drip irrigation to keep it green even in the summer months and an atrium (glass pergola).

Facilities of the unfurnished unit include a security entrance door, underfloor heating, large-format tiles on the terrace, an **air-conditioning unit**, air recovery, thermoinsulated large-format triple-glazed windows with exterior electric blinds. An **intelligent home system** allows you to control heating and cooling, and it has a motion and smoke detector and also functions as a video doorman. The apartment comes with a parking space and cellar at an additional fee.

It's located in a quiet and safe neighborhood in Trnava, a town with a rich history nicknamed the Slovak Rome. The residential project has great access to complete civic amenities and the town center, and Trnava has an excellent highway connection to Bratislava. The capital city, Czech Republic, and Austria are all within an easy driving distance.

Garage parking space €20,000, garage parking space with an electric car charger €25,000, outside parking space €10,000, cellar storage unit €1,500.

Interior 92 m<sup>2</sup>, terrace 15 m<sup>2</sup>, roof terrace 45 m<sup>2</sup>.



\* 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.



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...	Č.	Názov miestnosti	Plocha (m <sup>2</sup> )
Byt A3.5			
A3.5.1		Chodba	14,04
A3.5.2		Kuchyňa	7,47
A3.5.3		Obyvacia izba	19,66
A3.5.4		Wc	1,62
A3.5.5		Kúpeľňa	7,82
A3.5.6		Spalňa	9,70
A3.5.7		Spalňa	13,25
A3.5.8		Izba	10,35
A3.5.9		Technická miestnosť	3,66
A3.5.10		Átrium	4,49
A3.5.11		Terasa	8,33
A3.5.12		Terasa	7,82
			108,21 m <sup>2</sup>