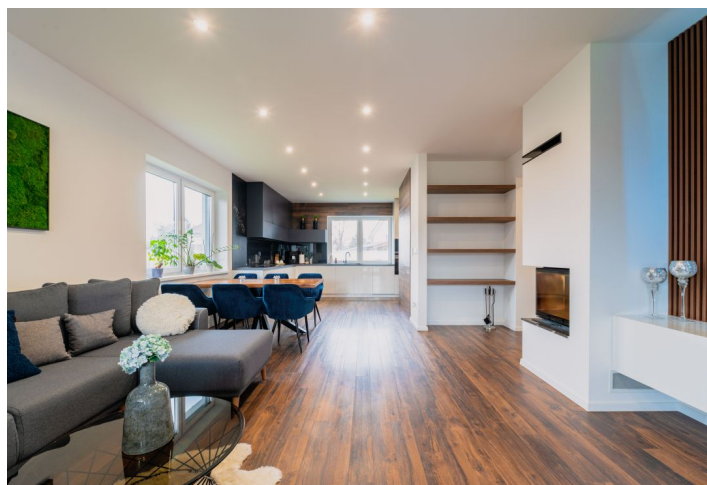




## House Four-bedroom (5+kk)

€ 349 000 | CZK 8 714 530

223 m<sup>2</sup>, Povoda, Dunajská Streda





## House Four-bedroom (5+kk)

€ 349 000 | CZK 8 714 530

223 m<sup>2</sup>, Povoda, Dunajská Streda

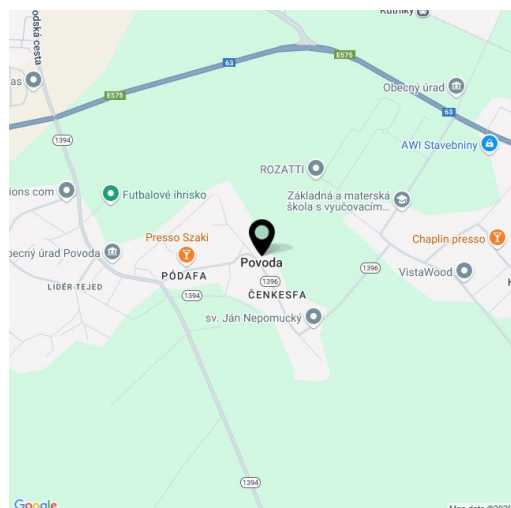
Total area	223 m <sup>2</sup>
Foot print	223 m <sup>2</sup>
Garden	748 m <sup>2</sup>
Floor area	173 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Yes
Garage	38 m <sup>2</sup>
Cellar	-
Service price	80 EUR monthly
PENB	A
Reference number	107472

**This energy-efficient one-story family house with an A1 energy certificate has a garage, covered terrace, underfloor heating, and a fireplace. The house is surrounded by a landscaped garden with its own well. Located close to Dunajská Streda, ensuring quick connections to main traffic routes as well as amenities within easy reach.**

The day section of the house consists of an open space kitchen with a hidden pantry, dining room, and living room with access to a covered almost 12 m<sup>2</sup> terrace. The night section is divided by a long corridor with a skylight. In this part, there are **four bedrooms** overlooking the **garden**, while two rooms also have direct access to the garden. The master bedroom has a walk-in closet and an en-suite bathroom. There is also a bathroom with a double sink, bathtub, and shower, and a further separate toilet. The garage leads to an illuminated attic, which serves as a storage space of 50 m<sup>2</sup>.

The house has 6-chamber plastic windows with triple glazing and **exterior electric blinds**, MASONITE interior doors, and aluminum entrance doors. HERZ **underfloor heating**, a **fireplace** with vents, and active controllable ventilation. In the utility room is a 200l boiler, washing machine with a dryer, and mechanical water filter. The house is custom furnished, including the kitchen with built-in appliances from Siemens and BOSCH. The double garage has a Hörmann electric gate, and the house also has a camera system and video doorman. The garden is landscaped and has a green lawn and an irrigation system connected to its **own well**.

The village of Povoda is located in the central part of Žitný Island. The southern border of the village's built-up area is formed by the Gabčíkovo-Topoľníky canal. It is located 3 km south of Dunajská Streda with complete civic amenities, 30 minutes by car to Bratislava.

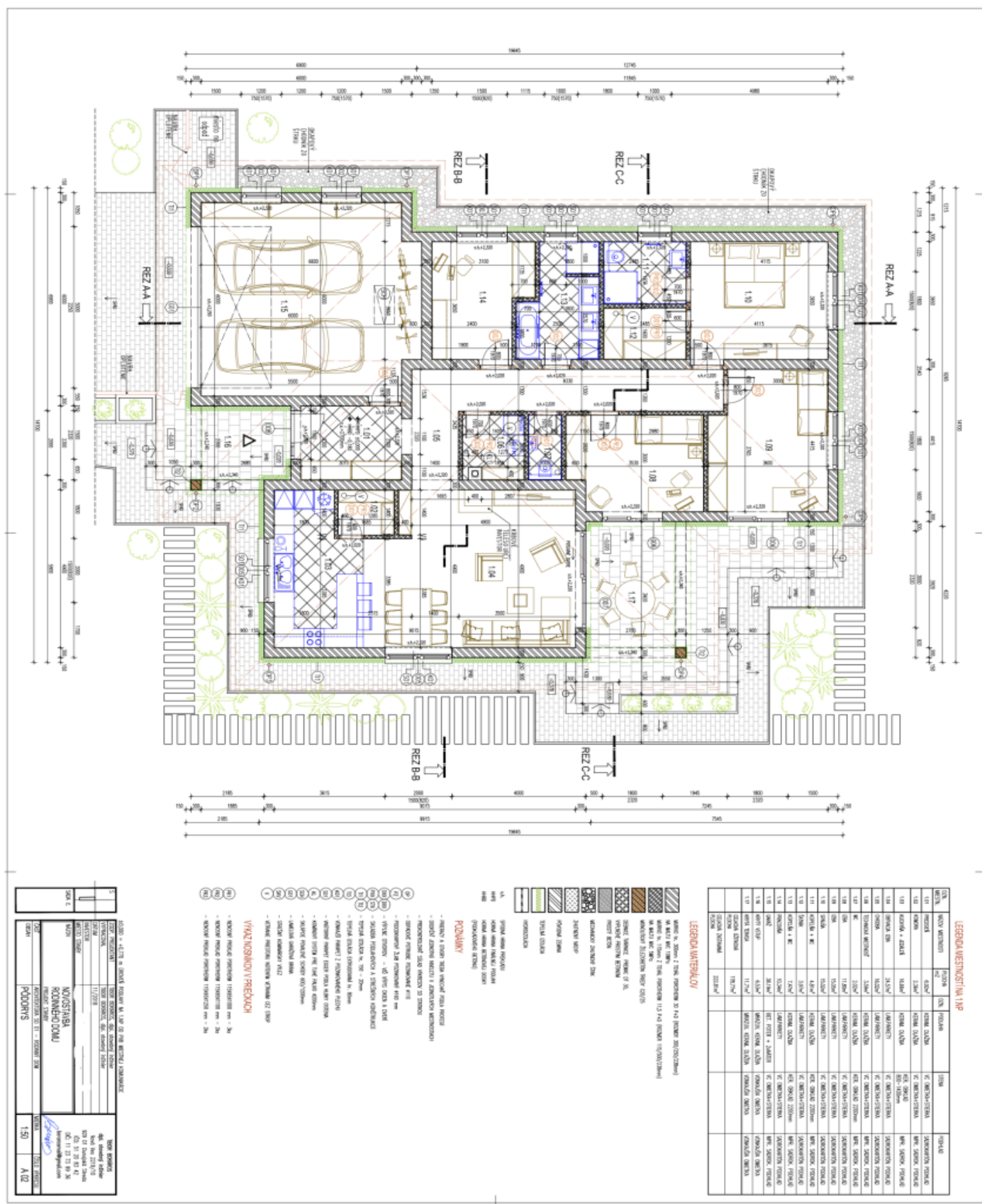




# House Four-bedroom (5+kk)

€ 349 000 | CZK 8 714 530

223 m<sup>2</sup>, Povoda, Dunajská Streda



**LEGENDA MATERIÁLOV**

BRNO - 1:2000, 2:2000, 3:2000, 4:2000, 5:2000, 6:2000, 7:2000, 8:2000, 9:2000, 10:2000, 11:2000, 12:2000, 13:2000, 14:2000, 15:2000, 16:2000, 17:2000, 18:2000, 19:2000, 20:2000, 21:2000, 22:2000, 23:2000, 24:2000, 25:2000, 26:2000, 27:2000, 28:2000, 29:2000, 30:2000, 31:2000, 32:2000, 33:2000, 34:2000, 35:2000, 36:2000, 37:2000, 38:2000, 39:2000, 40:2000, 41:2000, 42:2000, 43:2000, 44:2000, 45:2000, 46:2000, 47:2000, 48:2000, 49:2000, 50:2000, 51:2000, 52:2000, 53:2000, 54:2000, 55:2000, 56:2000, 57:2000, 58:2000, 59:2000, 60:2000, 61:2000, 62:2000, 63:2000, 64:2000, 65:2000, 66:2000, 67:2000, 68:2000, 69:2000, 70:2000, 71:2000, 72:2000, 73:2000, 74:2000, 75:2000, 76:2000, 77:2000, 78:2000, 79:2000, 80:2000, 81:2000, 82:2000, 83:2000, 84:2000, 85:2000, 86:2000, 87:2000, 88:2000, 89:2000, 90:2000, 91:2000, 92:2000, 93:2000, 94:2000, 95:2000, 96:2000, 97:2000, 98:2000, 99:2000, 100:2000

NOVÝ MATERIÁL	RODINNÝ	ČÍSLO	POPIS	RODINNÝ	ČÍSLO	POPIS
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128	128	128	128	128	128	128
129	129	129	129	129	129	129
130	130	130	130	130	130	130

**SVOBODA & WILLIAMS s.r.o.**  
 INVESTIČNÍ A NEKVALIFIKOVANÝ REALITNÍ ZÁSTUPCÍ  
 IČO: 25236122  
 Sídlo: Svoboda & Williams, s.r.o.  
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