



## Apartment Three-bedroom (4+kk)

€ 1300 | CZK 32 656

109.5 m<sup>2</sup>, Rovinka, Senec





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€ 1 300 | CZK 32 656

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Total area	110 m <sup>2</sup>
Garden	143 m <sup>2</sup>
Parking	Yes
Cellar	-
Service price	200 €
PENB	G
Reference number	107840
Available from	01.03.2025

\* 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.

The designer three-bedroom duplex with a garden and parking is part of a family house with only three residential units. The house is situated in a quiet part of the village of Rovinka, only 10 minutes from Bratislava, with complete amenities and plenty of opportunities for leisure activities. The village itself is home to the City Park Rovinka shopping center, restaurants, a kindergarden and elementary school, playgrounds, bike baths, or the popular Košariská lakes.

The first floor of the apartment consists of an entrance hallway with storage space, a bathroom with a shower and toilet, and an airy living room connected to a fully furnished kitchen with a **central island** and **access to the garden**. The storage space is extended by a storage room located under the staircase leading to the second floor. This floor serves as the night part of the apartment with 3 separate bedrooms and a bathroom with a bathtub and toilet.

Facilities include underfloor heating, **air-conditioning**, plastic windows, **exterior blinds**, and laminate floors. The house is completely insulated. The garden has a seating area and **automatic irrigation system**. There are **2 parking spaces** in front of the house and one shared parking space for visitors.

Interior 110 m<sup>2</sup>, garden 143 m<sup>2</sup>