



## House Three-bedroom (4+kk)

Sold

164 m<sup>2</sup>, Skalica, Zlatnícka dolina





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Usable area	164 m <sup>2</sup>
Plot	1 070 m <sup>2</sup>
Floor area	122 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Terrace	33 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	38027

This new project in Zlatnická dolina offers land with the possibility of building a modern, habitable year-round turnkey villa in the White Carpathians recreational area, just an hour's drive from Bratislava. This 1,070 sq. m. plot provides the possibility of building a villa according to an existing plan or developing your own.

The project offers 21 plots of land with the possibility of building a two-story turnkey villa. The plots are connected to utilities and have a private driveway. The size of the land offers plenty of space for privacy and relaxation, and there is a wide range of sports activities in the immediate vicinity.

The ground floor of the villa will consist of a separate entrance hall, a closet, a living room with a fireplace and access to a **terrace**, a kitchen connected to a dining room, and a bathroom with a shower and toilet. Upstairs, there will be a night zone with 3 bedrooms and a bathroom with a shower and toilet. There will also be 2 **balconies**, allowing each bedroom to be connected to the exterior. Convenient parking for 2 cars is secured on the plot directly in front of the house. Villa area: interior 122 sq. m. + 9 sq. m. balconies + 33 sq. m. terrace.

The quiet location offers many alternatives for active relaxation such as bike paths, hiking trails, the Tarzánia cable car, a natural swimming pool, the Skalica 18-hole golf course, or recreational cruises on the Baťa canal.

Land 1,070 m<sup>2</sup> × EUR 55 = EUR 58,850 incl. VAT.

Share of the access road 132 m<sup>2</sup> × EUR 29.55 = EUR 3,900 incl. VAT. The turnkey villa is EUR 215,000 incl. VAT.

