



## House Three-bedroom (4+kk)

Sold

174 m<sup>2</sup>, Senica, Šajdíkové Humence





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Plot	648 m <sup>2</sup>
Foot print	103 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	41284

In a gated recreational complex, this stylishly furnished two-story vacation residence for sale comes with an intelligent home system and direct access to the water from a private pier. The Penati Golf Resort, an hour away from both Bratislava and Brno, offers a 36-hole course designed by the Nicklaus Design studio, a world leader in this segment. In addition to golf, the resort offers cycling, tennis, swimming, boating, and fishing.

The ground floor consists of a golf car garage, an entrance hall with a built-in wardrobe, a guest toilet with a sink, a living room with a fireplace, a dining area and kitchen with a stone worktop, a conservatory with panoramic lake views, and a guest bedroom with an en-suite bathroom with a walk-in shower. The upper floor consists of a separate toilet, a bathroom with a bathtub, and two bedrooms.

Amenities include **wooden floors**, wooden Euro triple-glazed windows, **underfloor heating**, a heat pump, a water softener, air-conditioning, Bedeur beds, Miele appliances including a dishwasher and wine fridge, Hansgrohe and Axor taps, Kaldewei sanitary ware; sinks in the bathrooms are made of granite. Lights, music, sun shades, garage, and HVAC can be controlled using **Loxone smart home technology**. The house is built with eco-friendly and health-friendly CLT panels and insulated with soft wood fibreboard. Parking for up to three cars is available on a paved private lot in front of the house. The garden has an automatic irrigation system.

This **picturesque and peaceful location** provides perfect relaxation in the midst of nature and the private Penati Golf resort with the best golf course in Slovakia, less than 100 km from both Bratislava and Brno (most of the journey along a highway). In this large complex spread over several hectares of land, you can relax in many ways: in addition to golf, there is the possibility of cycling, Nordic walking, hiking, water biking, boating, and swimming in the lake, as well as relaxing on the private beach. Fans of fishing, tennis, or inline skating will find many things to their liking. There is also a children's playground and a restaurant.

Interior 174 m<sup>2</sup>, plot 648 m<sup>2</sup>

Property price 980.000 EUR including VAT (including club membership). The current price of the property in the discount is 899.990 EUR.

