



## Apartment One-bedroom (2+kk)

Sold

66 m<sup>2</sup>, Senec, Malinovo





## Apartment One-bedroom (2+kk)

**Sold**66 m<sup>2</sup>, Senec, Malinovo

Total area	121 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Parking	22 000 EUR
Cellar	Yes
Service price	170 EUR monthly
PENB	B
Reference number	44227

\* 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.

This unique designer one-bedroom apartment with a large terrace offers quiet living in the timeless Tri vody residential complex in Malinov with access to nature, yet close to the capital city, only a 20-minute drive from the center of Bratislava. The apartment is sold fully furnished.

The layout of the apartment consists of an entrance hall with wardrobes and access to a spacious centrally located living room with a fully equipped kitchen with access to a **covered terrace with a seating area (55 sq. m.)** with **views of a lake**. The apartment also includes a bedroom, a separate toilet, and a bathroom with a shower and **natural moss**.

Facilities include exterior electric blinds, electric **underfloor heating, air-conditioning**, linear **cooling on the terrace** (water mist), or the automatic irrigation of outdoor plants. The apartment has a **storage closet** on the same floor and it is possible to buy up to two parking spaces.

The main landmark of the neighborhood is a central promenade and **three lakes**, one of which is used for **swimming** and the other two for **relaxation**. In the multi-functional part of the building, there are services, such as a **restaurant**, grocery store, café, ice cream parlor, hairdresser's, and dog salon. There are also sports fields and playgrounds. Nearby is a **complex of commercial shops** with supermarkets and a gas station. Transport accessibility to Bratislava is faster thanks to the **newly built access road** to the D4 and R7 highways.

The apartment comes with one parking space for EUR 11,000. If necessary, another parking space can be purchased for EUR 10,000.

Interior 66 m<sup>2</sup>, terrace 55 m<sup>2</sup>, cellar 3 m<sup>2</sup>



## Apartment One-bedroom (2+kk)

66 m<sup>2</sup>, Senec, Malinovo

Sold

