



Apartment One-bedroom (2+kk)

Sold

66 m², Senec, Malinovo





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|------------------|--------------------|
| Total area | 121 m ² |
| Floor area* | 66 m ² |
| Terrace | 55 m ² |
| 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 m², terrace 55 m², cellar 3 m²



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