



## House Three-bedroom (4+kk)

Sold

200 m<sup>2</sup>, Dunajská Lužná, Dunajská Lužná, Pri kniežacích mohylách





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Plot	920 m <sup>2</sup>
Foot print	200 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	104491

**This spacious 3-bedroom family house with a double garage stands on a large plot with a garden and seating area located in Dunajská Lužná, 20 minutes by car from Bratislava.**

The layout of the house consists of a vestibule, a spacious living room with a kitchen and fireplace, a pantry by the kitchen, and a separate toilet by the entrance. The night zone consists of **3 bedrooms** and a bathroom with a hydromassage bathtub, shower, and toilet. Through sliding doors, the living room has access to the **covered terrace with outdoor seating**. The plot is covered by a **grassy lawn**. Parking for **2 vehicles in the garage** and for **2 vehicles under the carport**. The garage also includes a large storage area. The overall storage space of the house is complemented by an **attic**.

Facilities include **underfloor heating** with a new gas boiler, plastic windows with double glazing, and an alarm system. A major advantage of this family house is the possibility of increasing the layout by expanding the land area or creating an extension.

The location offers a **complete infrastructure** with services including primary school and kindergarten, shops, a dental clinic, a pharmacy, restaurants, or cafes. Dunajská Lužná also offers sports facilities—there are tennis courts, the Dock Fitness Centre, a dam, a football stadium, and the popular **Nové Košariská Lake**. There are regular bus services in the village and fast connections to the R7 road.

Floor area: 200 m<sup>2</sup>, land: 920 m<sup>2</sup>

