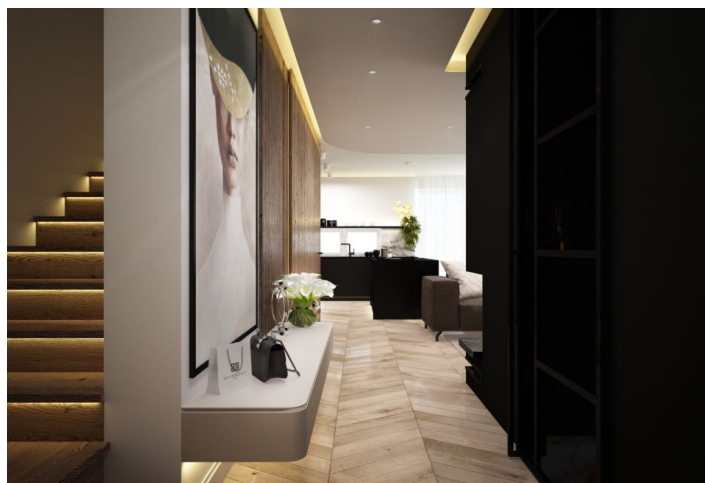




## Apartment Three-bedroom (4+1)

€ 249 900 | CZK 6 336 215

104 m<sup>2</sup>, Miloslavov, Miloslavov





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|                  |                    |
|------------------|--------------------|
| Total area       | 117 m <sup>2</sup> |
| Floor area*      | 104 m <sup>2</sup> |
| Terrace          | 13 m <sup>2</sup>  |
| Garden           | 250 m <sup>2</sup> |
| Parking          | Yes                |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 104725             |

**This superbly designed three-bedroom duplex with a garden and parking space in the courtyard is part of a family house with two residential units in the quiet village of Miloslavov, only 8 km from Bratislava.**

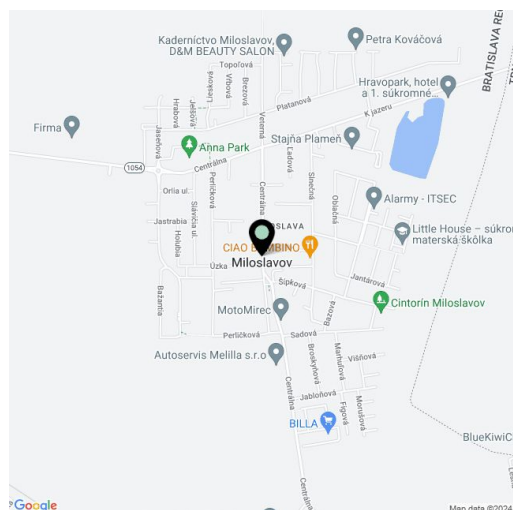
The layout of the apartment consists of an entrance hall, a separate toilet with a utility room, a living room with a kitchen and **fireplace** outlet, and storage space under the stairs (closet). Upstairs, there are **3 bedrooms** and a bathroom with a toilet, bathtub, and shower.

The house is insulated, surrounded by a mesh gate, and additional privacy is provided by a brick fence in front of the house. Interlocking tiles have been laid outside the house. It is possible to complete the apartment to the standard of your choice. Convenient parking for **3 vehicles** just behind the gate.

The village of Miloslavov is located **8 km from Bratislava**. It offers a good range of civic amenities, a kindergarten, a primary school, a post office, a municipal office, a new BILLA shopping center, a pharmacy, a police office, shops, cafes, a church, and a community center. Many leisure activities can be enjoyed nearby ( X-Bionic Sphere, Košariská Lake, bike trail).

Total usable area 104 m<sup>2</sup>, terrace 13 m<sup>2</sup>, plot 305 m<sup>2</sup>.

Cena EUR 249 900.



\* 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.





## Apartment Three-bedroom (4+1)

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## Legenda miestností 1.NP

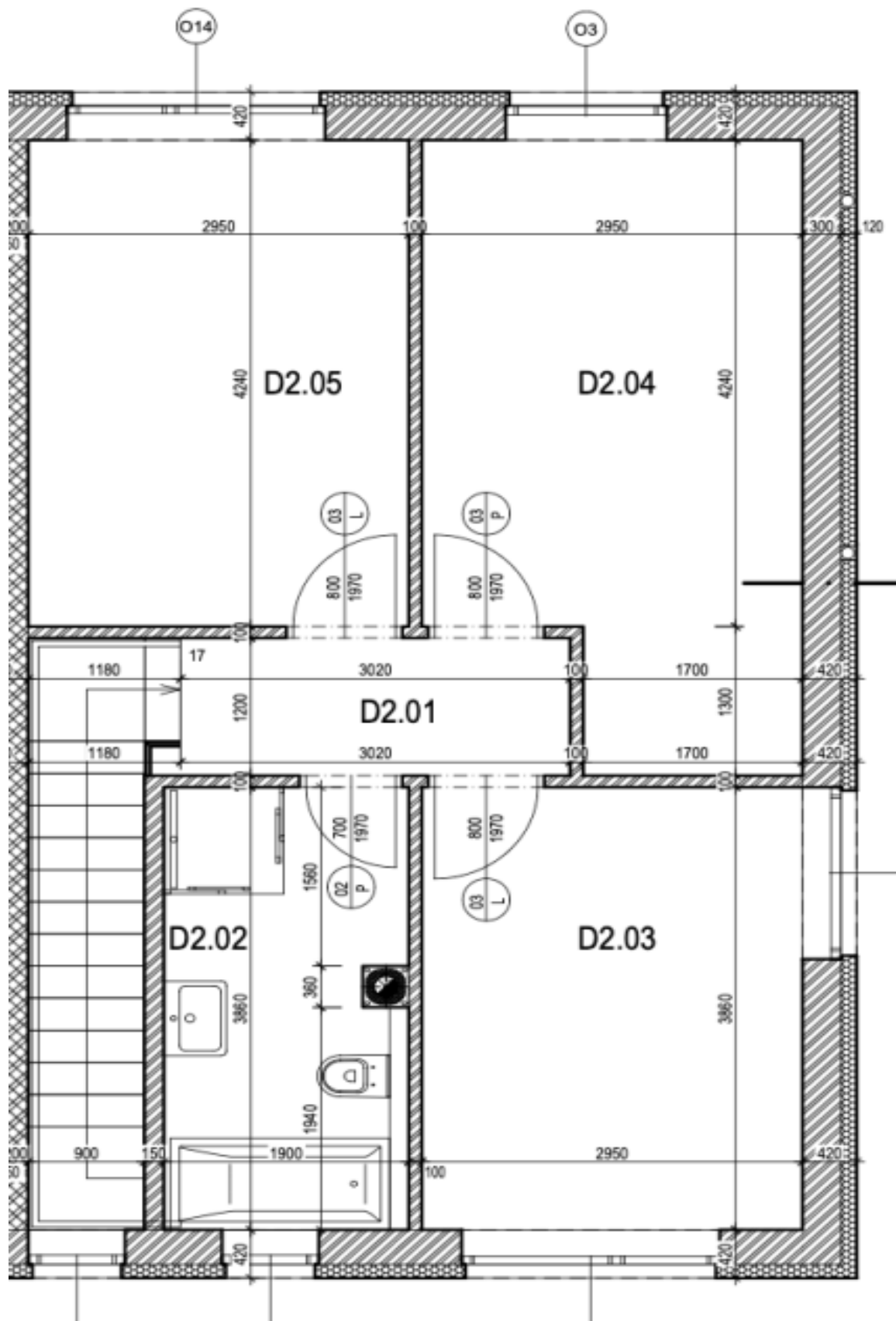
| Č.M.                           | Názov               | Plocha                      | Povrchy          |                  |                 |
|--------------------------------|---------------------|-----------------------------|------------------|------------------|-----------------|
|                                |                     |                             | Podlaha          | Stena            | Strop           |
| <b>Byt C</b>                   |                     |                             |                  |                  |                 |
| C1.01                          | Vstupná hala        | 4.21 m <sup>2</sup>         | Keramická dlažba | Omietka + malba  | Omietka + malba |
| C1.02                          | Tech. miestnosť     | 3.01 m <sup>2</sup>         | Keramická dlažba | Keramický obklad | Omietka + malba |
| C1.03                          | Chodba              | 3.93 m <sup>2</sup>         | Parkety          | Omietka + malba  | Omietka + malba |
| C1.04                          | Kuchyňa             | 8.74 m <sup>2</sup>         | Parkety          | Omietka + malba  | Omietka + malba |
| C1.05                          | Obývací priestor    | 28.54 m <sup>2</sup>        | Parkety          | Omietka + malba  | Omietka + malba |
| C1.06                          | Schodisko           | 4.09 m <sup>2</sup>         | Drevený obklad   | Omietka + malba  | Omietka + malba |
| C1.07                          | Podschodný priestor | 2.01 m <sup>2</sup>         | Keramická dlažba | Omietka + malba  | Omietka + malba |
| <b>BYT C spolu 1. NP</b>       |                     | <b>54.53 m<sup>2</sup></b>  |                  |                  |                 |
| <b>Byt D</b>                   |                     |                             |                  |                  |                 |
| D1.01                          | Vstupná hala        | 4.19 m <sup>2</sup>         | Keramická dlažba | Omietka + malba  | Omietka + malba |
| D1.02                          | Tech. miestnosť     | 3.01 m <sup>2</sup>         | Keramická dlažba | Keramický obklad | Omietka + malba |
| D1.03                          | Chodba              | 3.95 m <sup>2</sup>         | Parkety          | Omietka + malba  | Omietka + malba |
| D1.04                          | Kuchyňa             | 8.74 m <sup>2</sup>         | Parkety          | Omietka + malba  | Omietka + malba |
| D1.05                          | Obývací priestor    | 28.53 m <sup>2</sup>        | Parkety          | Omietka + malba  | Omietka + malba |
| D1.06                          | Schodisko           | 4.09 m <sup>2</sup>         | Drevený obklad   | Omietka + malba  | Omietka + malba |
| D1.07                          | Podschodný priestor | 2.01 m <sup>2</sup>         | Keramická dlažba | Omietka + malba  | Omietka + malba |
| <b>BYT D spolu 1. NP</b>       |                     | <b>54.52 m<sup>2</sup></b>  |                  |                  |                 |
| <b>1. NP celkom</b>            |                     | <b>109.05 m<sup>2</sup></b> |                  |                  |                 |
| BYT C celková podlahová plocha |                     | 103.73 m <sup>2</sup>       |                  |                  |                 |
| BYT D celková podlahová plocha |                     | 103.72 m <sup>2</sup>       |                  |                  |                 |



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104 m<sup>2</sup>, Miloslavov, Miloslavov

## Legenda miestností 2.NP

| Č.M.              | Názov   | Plocha               | Povrchy          |                  |             |
|-------------------|---------|----------------------|------------------|------------------|-------------|
|                   |         |                      | Podlaha          | Stena            | Strop       |
| <b>Byt C</b>      |         |                      |                  |                  |             |
| C2.01             | Chodba  | 3.71 m <sup>2</sup>  | Parkety          | Omietka + maľba  | SDK podhlad |
| C2.02             | Kúpeľňa | 6.88 m <sup>2</sup>  | Keramická dlažba | Keramický obklad | SDK podhlad |
| C2.03             | Spáľňa  | 13.60 m <sup>2</sup> | Parkety          | Omietka + maľba  | SDK podhlad |
| C2.04             | Izba    | 12.51 m <sup>2</sup> | Parkety          | Omietka + maľba  | SDK podhlad |
| C2.05             | Izba    | 12.51 m <sup>2</sup> | Parkety          | Omietka + maľba  | SDK podhlad |
| BYT C spolu 2. NP |         | 49.20 m <sup>2</sup> |                  |                  |             |
| <b>Byt D</b>      |         |                      |                  |                  |             |
| D2.01             | Chodba  | 3.71 m <sup>2</sup>  | Parkety          | Omietka + maľba  | SDK podhlad |
| D2.02             | Kúpeľňa | 6.88 m <sup>2</sup>  | Keramická dlažba | Keramický obklad | SDK podhlad |
| D2.03             | Spáľňa  | 11.39 m <sup>2</sup> | Parkety          | Omietka + maľba  | SDK podhlad |
| D2.04             | Izba    | 14.72 m <sup>2</sup> | Parkety          | Omietka + maľba  | SDK podhlad |
| D2.05             | Izba    | 12.51 m <sup>2</sup> | Parkety          | Omietka + maľba  | SDK podhlad |
| BYT D spolu 2. NP |         | 49.20 m <sup>2</sup> |                  |                  |             |
| 2. NP celkom      |         | 98.41 m <sup>2</sup> |                  |                  |             |

BYT C celková podlahová plocha

103.73 m<sup>2</sup>

BYT D celková podlahová plocha

103.72 m<sup>2</sup>