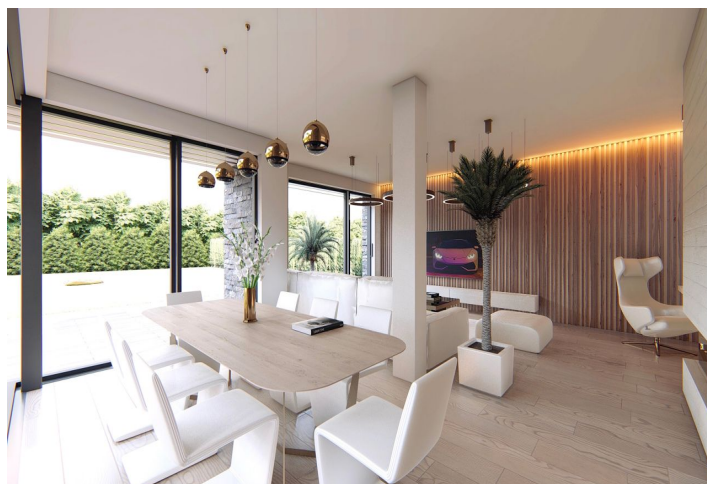




House Three-bedroom (4+kk)

€ 399 000 | CZK 9 986 970

168 m², Banka, Ratnovská cesta, Červená veža





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Usable area	168 m ²
Plot	580 m ²
Foot print	70 m ²
Floor area	140 m ²
Terrace	28 m ²
Parking	Yes
Cellar	-
PENB	A
Reference number	105575

Modern and ecological family house with a generous terrace in a newly built residential area near the popular spa town of Piešťany. The secure gated complex offers maximum security and comfort thanks to its amenities and services directly on the premises.

The layout of the family house consists of an entrance hall with a staircase leading to the day zone with a living room and a kitchen and dining area, a closet, and a separate toilet. The living room has access to a generous 28 m² **terrace**. The night zone consists of three bedrooms and a bathroom with a toilet. One bedroom has access to a **balcony**.

The family house will be handed over in a **state of white walls**. Expected **approval date in Q4/2024**. The building is made of **eco-materials** and has a **pre-preparation for photovoltaic panels** and **pre-preparation for a charger for electric cars**. Nature enthusiasts will also be pleased with the pond for collecting rainwater, or the containers for separating waste buried underground. **Additional heating** is assured by the **future fireplace** and a newly built biotope is prepared. Security is guaranteed by a **24-hour reception** with SBS for the entire complex and a **camera system** with non-stop monitoring of common roads and spaces.

Parking for two vehicles is available on the plot with the possibility of creating a carport. Residents will have the opportunity to hire **cleaning and gardening services**, there will also be an e-bike, scooter, or car rental. Families with children will appreciate the **kindergarten** and **playgrounds** right on the premises. In the hot summer months, **swimming pools** and **Jacuzzis** will be welcome for cooling down. Lovers of good coffee or good food will have a **cafe** and a **restaurant** at their disposal. Full utilities are located on the property.

The house is part of a project built in the **Červená Veža** forest park, surrounded by nature and peaceful views. The sought-after spa town of **Piešťany**, which, in addition to recreation, offers opportunities for cultural and sports activities, is only 5 km away. The **Sĺňava** Dam is located in the area, a destination for a wide range of activities such as water sports, bike trails, or a water-ski lift.

