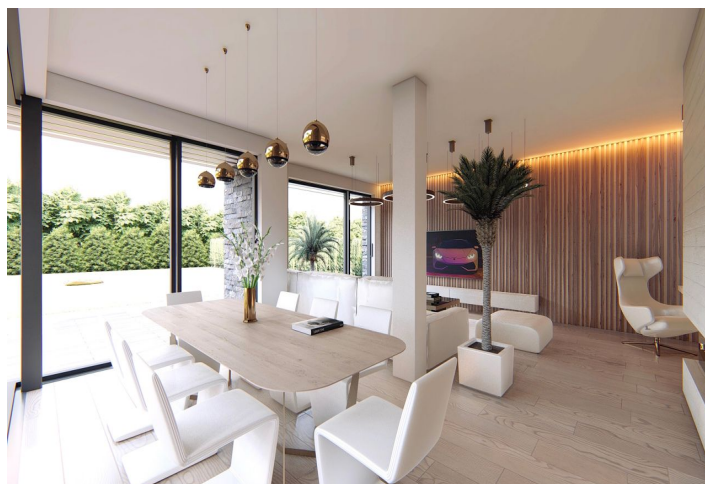




## House Three-bedroom (4+kk)

€ 399 000 | CZK 9 711 660

168 m<sup>2</sup>, Piešťany, Banka, Červená veža



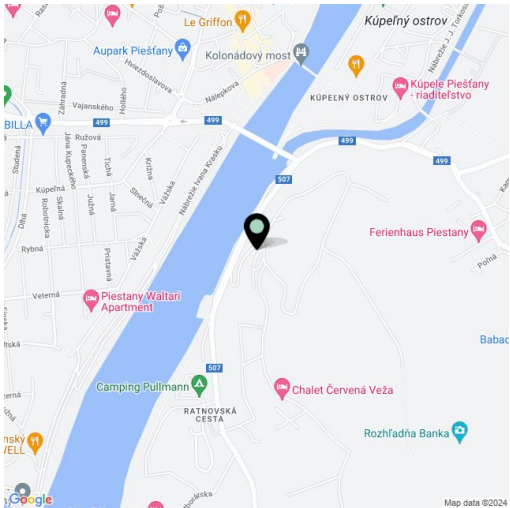


# House Three-bedroom (4+kk)

€ 399 000 | CZK 9 711 660

168 m², Piešťany, Banka, Červená veža

Total area	168 m²
Plot	580 m²
Foot print	70 m²
Floor area	140 m²
Terrace	28 m²
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.