



## Apartment Three-bedroom (4+kk)

106.24 m<sup>2</sup>, Trnava, Hattalova

Ask for price

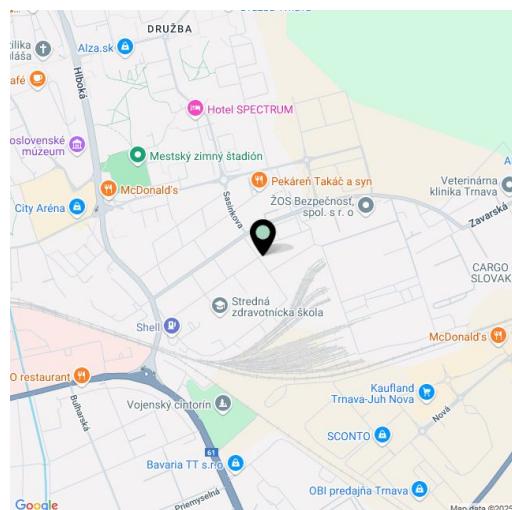




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Total area	295 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Terrace	188 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	107441



\* 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.

We exclusively offer this three-bedroom apartment with a terrace and roof terrace with a private pool, part of the new boutique Levan Residence in Trnava. Levan Residence adheres to the strictest environmental standards. It also has solar panels and a green roof. Great care was spent in creating communal spaces, including a pool and children's playground located on the property.

The layout consists of a spacious entrance hall with a staircase to the **roof terrace**, an open space living room with a kitchen and access to the terrace with views of the town and surrounding greenery, a bedroom, a 2nd room with a French window and access to the terrace, a wardrobe, 2 bathrooms with a toilet, a laundry room, and a utility room. This apartment has a private entrance to the roof with a living room/kitchen and a **private pool**. You can also add greenery and plants. The terrace has drip irrigation to keep it green even in the summer months.

Facilities of the unfurnished unit include a security entrance door, underfloor heating, large-format tiles on the terrace, an **air-conditioning unit**, air recovery, thermoinsulated large-format triple-glazed windows with exterior electric blinds. An **intelligent home system** allows you to control heating and cooling, and it has a motion and smoke detector and also functions as a video doorman. The apartment comes with a parking space and cellar at an additional fee.

It's located in a quiet and safe neighborhood in Trnava, a town with a rich history nicknamed the Slovak Rome. The residential project has great access to complete civic amenities and the town center, and Trnava has an excellent highway connection to Bratislava. The capital city, Czech Republic, and Austria are all within an easy driving distance.

Garage parking space €20,000, garage parking space with an electric car charger €25,000, outside parking space €10,000, cellar storage unit €1,500.

Interior 106.24 m<sup>2</sup>, terrace 17.84 m<sup>2</sup>, roof terrace 170.43 m<sup>2</sup>.