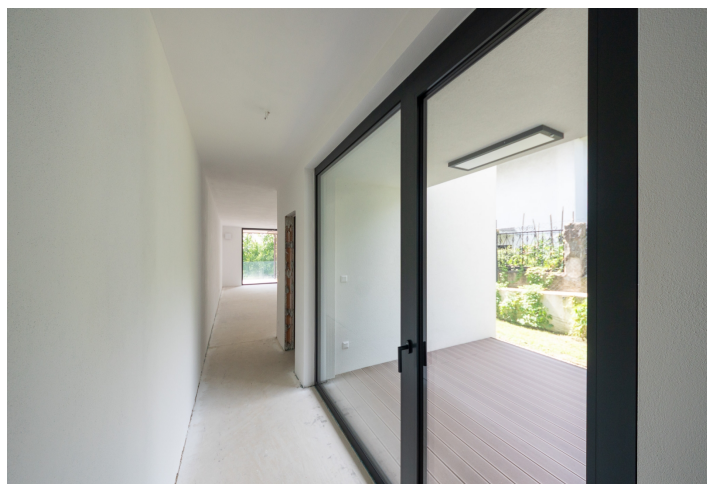




## Apartment Three-bedroom (4+kk)

€ 419 990 | CZK 10 218 357

106.1 m<sup>2</sup>, Nitra, Nitra, Inovecká





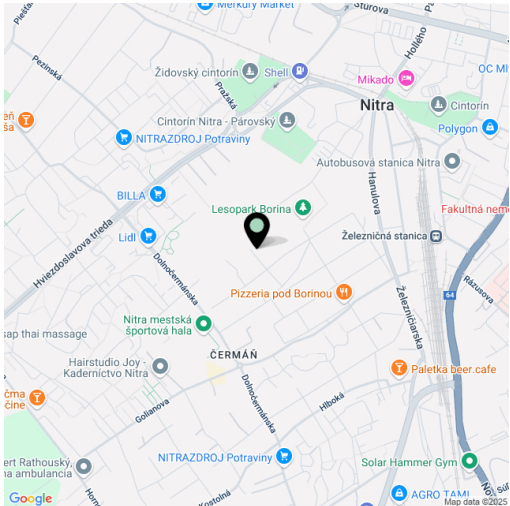


# Apartment Three-bedroom (4+kk)

€ 419 990 | CZK 10 218 357

106.1 m², Nitra, Nitra, Inovecká

Total area	132 m²
Floor area*	106 m²
Balcony	9 m²
Terrace	9 m²
Loggia	8 m²
Front garden	87 m²
Parking	2 garage parking spaces
Cellar	Yes
PENB	A
Reference number	109810



\* 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.

This spacious apartment with a front garden, loggia, and balcony is located on the 1st floor of the new boutique Pod Borinou residence in Nitra. This unique three-bedroom apartment offers exceptional comfort comparable to living in a family house.

The entrance hall leads to a generous day area with a living room and a preparation for a kitchen. **Three bedrooms**, a utility room, a bathroom, and an additional separate toilet. A distinct advantage of the apartment is the generous front garden of almost **88 m²**, which is directly accessed from the living rooms, naturally connecting the interior with the exterior.

The technological standard of the apartment is a response to the demands of today. **LOXONE** smart home system, a video doorman and security entrance door, a preparation for **air-conditioning** and ceiling cooling. Underfloor heating from a central gas source, **aluminum windows** with triple glazing and quality building materials round out the high-quality facilities. The apartment includes two parking spaces and a storage unit, which are not included in the apartment price. The apartment offers the option of **VAT deduction**, which represents a significant saving when purchased by a company.

The residence is located on Inovecka Street in Nitra, in the urban area of Čermán, in the direct vicinity of the **forest park in Borina**. The location, which teems with greenery, provides an exceptional connection between urban life and nature. A step away from home are quiet trails, bike paths, or a place for a morning run, but at the same time you are within easy reach of schools, kindergartens, shops, health centers, and public transport. This address thus combines the tranquility of the forest and the fast rhythm of the city.

Apartment price 419,990 EUR, price of 2 parking spaces 45,110 EUR, and storage unit at the price of 7,900 EUR. Completion to standard 25,000 EUR



## Apartment Three-bedroom (4+kk)

€ 419 990 | CZK 10 218 357

106.1 m², Nitra, Nitra, Inovecká

### BYT A 4 - IZBOVÝ

AI.01 CHODBA	15,88
AI.02 ŠATNÍK	3,51
AI.03 HYG. ZARIADENIE	5,30
AI.04 IZBA	11,69
AI.05 IZBA	13,94
AI.06 SPÁŤNA	15,53
AI.07 HYG. ZARIADENIE	4,04
AI.08 OBYV. IZBA + KUCHYŇA	36,21
AI.09 LOGGIA	8,44
AI.10 BALKÓN	9,07
AI.11 PREDÁHRADKA	87,28
AI.12 TERASA	8,49
PODLAHOVÁ PLOCHA	106,12
PLOCHA BALKÓNOV A TERÁS	113,28

### POD BORINOU REZIDENCIA

