



House Nine-bedroom (10+kk)

€ 1 700 000 | CZK 41 378 000

568 m², Senec, Most pri Bratislave



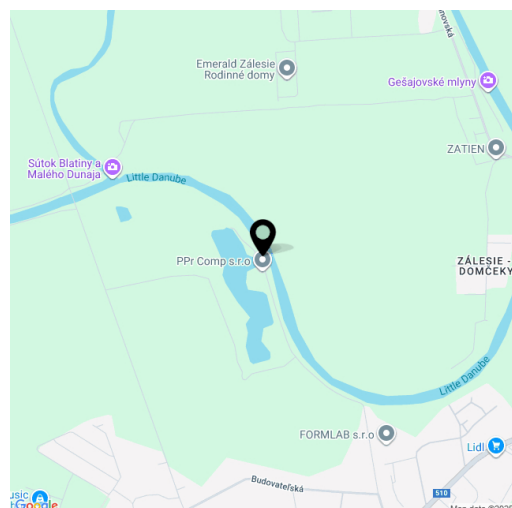


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Total area	568 m ²
Plot	4 893 m ²
Garden	2 400 m ²
Floor area	440 m ²
Balcony	17 m ²
Terrace	45 m ²
Loggia	12 m ²
Parking	In a garage on the plot
Cellar	Yes
PENB	A
Reference number	111786



This exclusive house with a private lake and beach, located directly by the lakeshore in the municipality of Most pri Bratislave, offers an exceptional combination of privacy, space, and timeless architecture. Set on a large, fully fenced plot, the house features an indoor swimming pool, a sauna, and two separate apartments. It is suitable both for permanent living and as an investment opportunity (guesthouse, recreational facility).

The house's layout is divided into **two independent apartments** with separate entrances. The smaller apartment (93.7 m²) is designed as a two-story unit with a living area and kitchen, three rooms, a bathroom, a separate toilet, two balconies, and a loggia.

The main apartment (**345.8 m²**) offers generous living spaces with a **fireplace**, five rooms, multiple bathrooms and walk-in wardrobes, technical facilities, and a private **wellness zone** with an indoor **pool** and **sauna** with direct access to the **garden**. The house also includes a spacious **garage** for 2 cars, with an additional **5 outdoor parking spaces** available on the paved area in front of the house. The access road is currently covered with asphalt gravel, with full paving planned by the end of the year.

The brick structure, approved for use in 2006, is constructed on concrete foundations and clad in natural basalt, which is also used on the terraces and paved surfaces. The interior features Euro-standard windows with insulated panes, laminate floors combined with ceramic tiles, high-quality sanitary ware, Electrolux kitchen appliances, an **AEG coffee machine**, and a Samsung refrigerator. The house is further equipped with a fireplace, **air-conditioning**, and a security system. Heating is provided by a combination of gas boilers and a heat pump. The property has both electrical and gas connections, and wastewater is treated via a private wastewater treatment plant.

The location offers quick access to the Bratislava ring road (D4/R7). **Zelená Voda Lake** and extensive green areas, providing ideal conditions for recreation, sports, nature walks, and relaxation by the water, are in the immediate vicinity. At the same time, the area maintains a quiet and private atmosphere suitable for peaceful family living, while the municipality of Most pri Bratislave offers full civic amenities, including schools, shops, and public offices.

Interior: 439.5 m², terrace: 45 m², built-up area: 386 m², garden: 2,400 m², land: 4,893 m². Measurements according to the owner's survey.

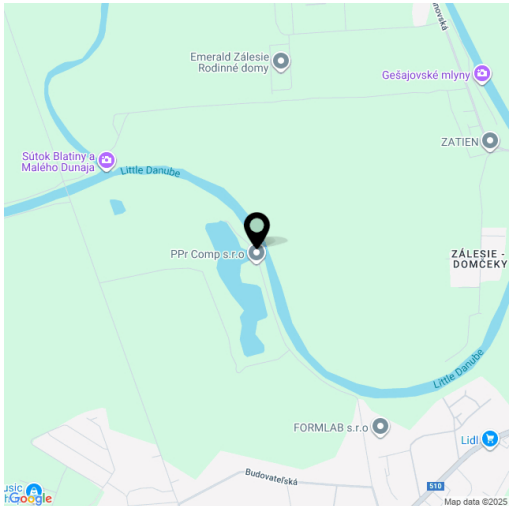


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