



## Apartment One-bedroom (2+kk)

€ 190 000 | CZK 4 624 600

49.24 m², Piešťany, Piešťany, Nitrianska





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Total area	57 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	1 m <sup>2</sup>
PENB	C
Reference number	111866

This tastefully furnished one-bedroom apartment with a balcony is located directly in the center of the spa town of Piešťany, close to the Aupark shopping center. The apartment is equipped with air-conditioning, includes a cellar storage unit, and is sold fully furnished. The property is suitable both for owner-occupied living and as a stable investment for short-term or long-term rental.

The apartment is accessed via an entrance hall with **custom-built fitted wardrobes**. On the right-hand side is an open plan living area that connects the kitchen and living room. The living area provides direct access to the **balcony**. On the left-hand side of the hallway is a bathroom with a toilet and shower. The bedroom is accessed directly from the hallway and is equipped with a built-in wardrobe, a double bed, and a practically designed bunk bed for a child.

The apartment's interior is designed in neutral tones and furnished with custom-made furniture. The apartment is sold **fully furnished**. The kitchen is equipped with built-in **Koncept** appliances, an **AEG** American-style fridge with an ice maker, and a **Bosch** dishwasher. The bathroom includes an AEG washing machine and dryer. Mitsubishi air-conditioning is installed in both rooms, the windows are fitted with exterior blinds, and the hallway features automatic lighting controlled by a motion sensor. The apartment is connected to optical fibre internet and television. A **cellar storage unit** with an area of 1.29 m<sup>2</sup> comes with the apartment. The apartment building was completed in 2010, and the apartment was renovated in 2017. Monthly running costs are approximately €150–160.

\* 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.

The apartment is located in the very center of Piešťany, directly above the Aupark shopping center with a supermarket and full civic amenities. Primary and secondary schools, services, restaurants, and the **spa zone** are all within walking distance.

