



House Three-bedroom (4+1)

€ 262 500 | CZK 6 386 625

116 m², Senec, Hrubá Borša, Pri lesíku





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Total area	116 m ²
Plot	350 m ²
Floor area	101 m ²
Terrace	15 m ²
Parking	Parking in front of the house for 4 cars
Cellar	-
PENB	A
Reference number	111876

This new-build two-story three-bedroom apartment is located in a new development in the village of Hrubá Borša, which offers high-quality civic amenities and quick access to Bratislava. The house is being sold in a state of white walls, with the option of finishing it to a quality standard.

The apartment, with a usable area of 101 m², is designed with an emphasis on a practical layout and an abundance of natural light. The ground floor consists of an entrance hall, a separate toilet, and a **storage space** under the stairs. The heart of the house is the open plan living room connected to the kitchen and with direct access to the **garden**. The upper floor is designed as a sleeping area with **3 separate bedrooms** with a bathroom with a shower and toilet.

The building is constructed of bricks with a reinforced concrete ceiling and offers modern technical facilities. Heating is provided by a Buderus **heat pump** (air-water), which serves the entire house with a single system. The property is pre-equipped for a **fireplace**, **exterior blinds**, **Smart Home** technologies, and cabling for a **well**. Monthly costs are around €200. The house can be completed to a quality standard for €25,000.

Hrubá Borša is one of the most sought-after residential locations near Bratislava, popular mainly for its peaceful environment, modern buildings, and good transport links to the capital. The village offers pleasant family living with plenty of **greenery** and leisure opportunities, including a well-known **golf resort**. Grocery stores, kindergartens (both public and private), a playground, and a bus stop are within walking distance. Complete civic amenities, including a post office, medical services, and a wide range of shops, are available in the surrounding villages and in the town of Senec.

Interior 101 m², land 350 m²

