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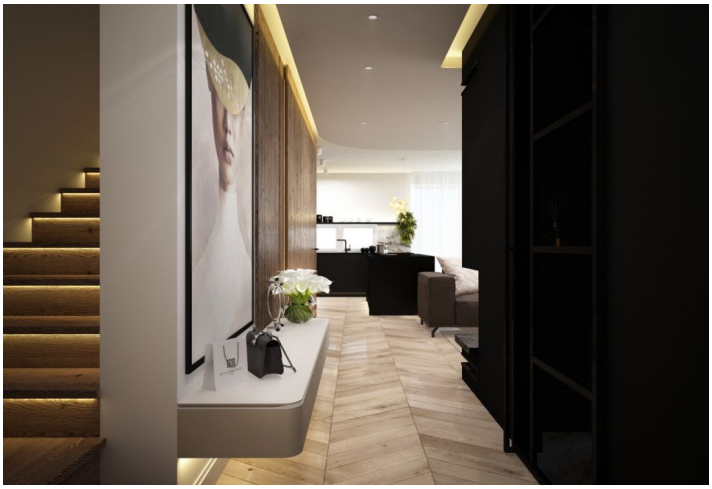
Apartment Three-bedroom (4+1)

Sold

104 m², Miloslavov, Senec



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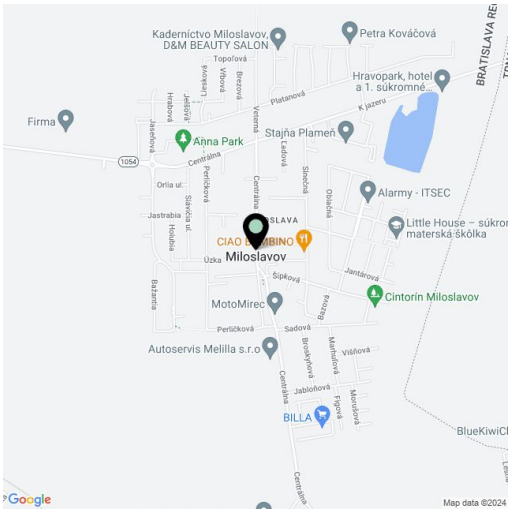
Total area	117 m²
Floor area*	104 m²
Terrace	13 m²
Garden	250 m²
Parking	-
Cellar	-
PENB	G
Reference number	104725



* 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 superbly designed three-bedroom duplex with a garden and parking space in the courtyard is part of a family house with two residential units in the quiet village of Miloslavov, only 8 km from Bratislava.

The layout of the apartment consists of an entrance hall, a separate toilet with a utility room, a living room with a kitchen and **fireplace** outlet, and storage space under the stairs (closet). Upstairs, there are **3 bedrooms** and a bathroom with a toilet, bathtub, and shower.

The house is insulated, surrounded by a mesh gate, and additional privacy is provided by a brick fence in front of the house. Interlocking tiles have been laid outside the house. It is possible to complete the apartment to the standard of your choice. Convenient parking for **3 vehicles** just behind the gate.

The village of Miloslavov is located **8 km from Bratislava**. It offers a good range of civic amenities, a kindergarten, a primary school, a post office, a municipal office, a new BILLA shopping center, a pharmacy, a police office, shops, cafes, a church, and a community center. Many leisure activities can be enjoyed nearby (X-Bionic Sphere, Košariská Lake, bike trail).

Total usable area 104 m², terrace 13 m², plot 305 m².

Cena EUR 249 900.

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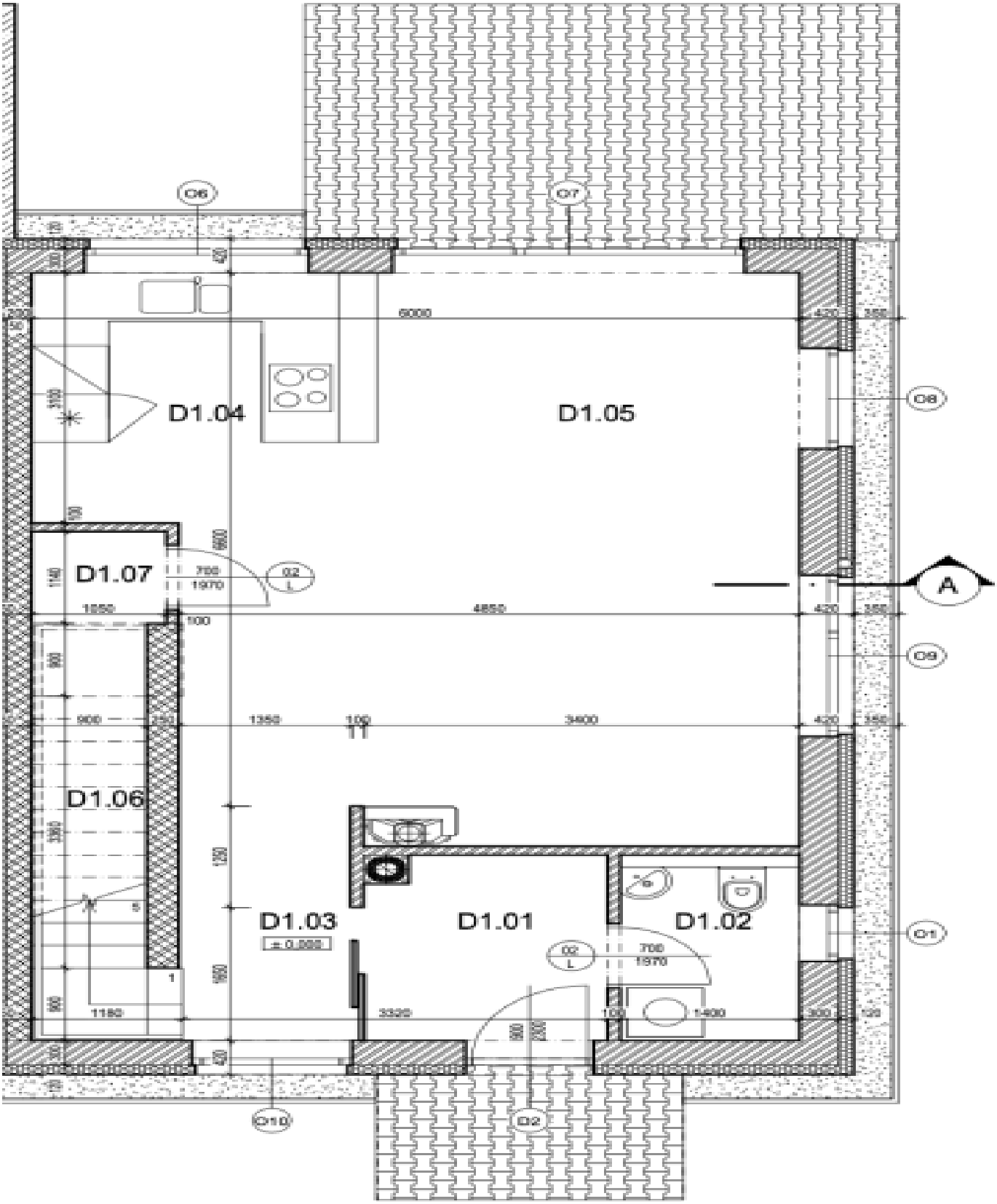

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Legenda miestností 1.NP

Č.M.	Názov	Plocha	Povrchy		
			Podlaha	Stena	Strop
Byt C					
C1.01	Vstupná hala	4.21 m²	Keramická dlažba	Omietka + maľba	Omietka + maľba
C1.02	Tech. miestnosť	3.01 m²	Keramická dlažba	Keramický obklad	Omietka + maľba
C1.03	Chodba	3.93 m²	Parkety	Omietka + maľba	Omietka + maľba
C1.04	Kuchyňa	8.74 m²	Parkety	Omietka + maľba	Omietka + maľba
C1.05	Obývací priestor	28.54 m²	Parkety	Omietka + maľba	Omietka + maľba
C1.06	Schodisko	4.09 m²	Drevený obklad	Omietka + maľba	Omietka + maľba
C1.07	Podschodný priestor	2.01 m²	Keramická dlažba	Omietka + maľba	Omietka + maľba
	BYT C spolu 1. NP	54.53 m²			
Byt D					
D1.01	Vstupná hala	4.19 m²	Keramická dlažba	Omietka + maľba	Omietka + maľba
D1.02	Tech. miestnosť	3.01 m²	Keramická dlažba	Keramický obklad	Omietka + maľba
D1.03	Chodba	3.95 m²	Parkety	Omietka + maľba	Omietka + maľba
D1.04	Kuchyňa	8.74 m²	Parkety	Omietka + maľba	Omietka + maľba
D1.05	Obývací priestor	28.53 m²	Parkety	Omietka + maľba	Omietka + maľba
D1.06	Schodisko	4.09 m²	Drevený obklad	Omietka + maľba	Omietka + maľba
D1.07	Podschodný priestor	2.01 m²	Keramická dlažba	Omietka + maľba	Omietka + maľba
	BYT D spolu 1. NP	54.52 m²			
	1. NP celkom	109.05 m²			
	BYT C celková podlahová plocha	103.73 m²			
	BYT D celková podlahová plocha	103.72 m²			

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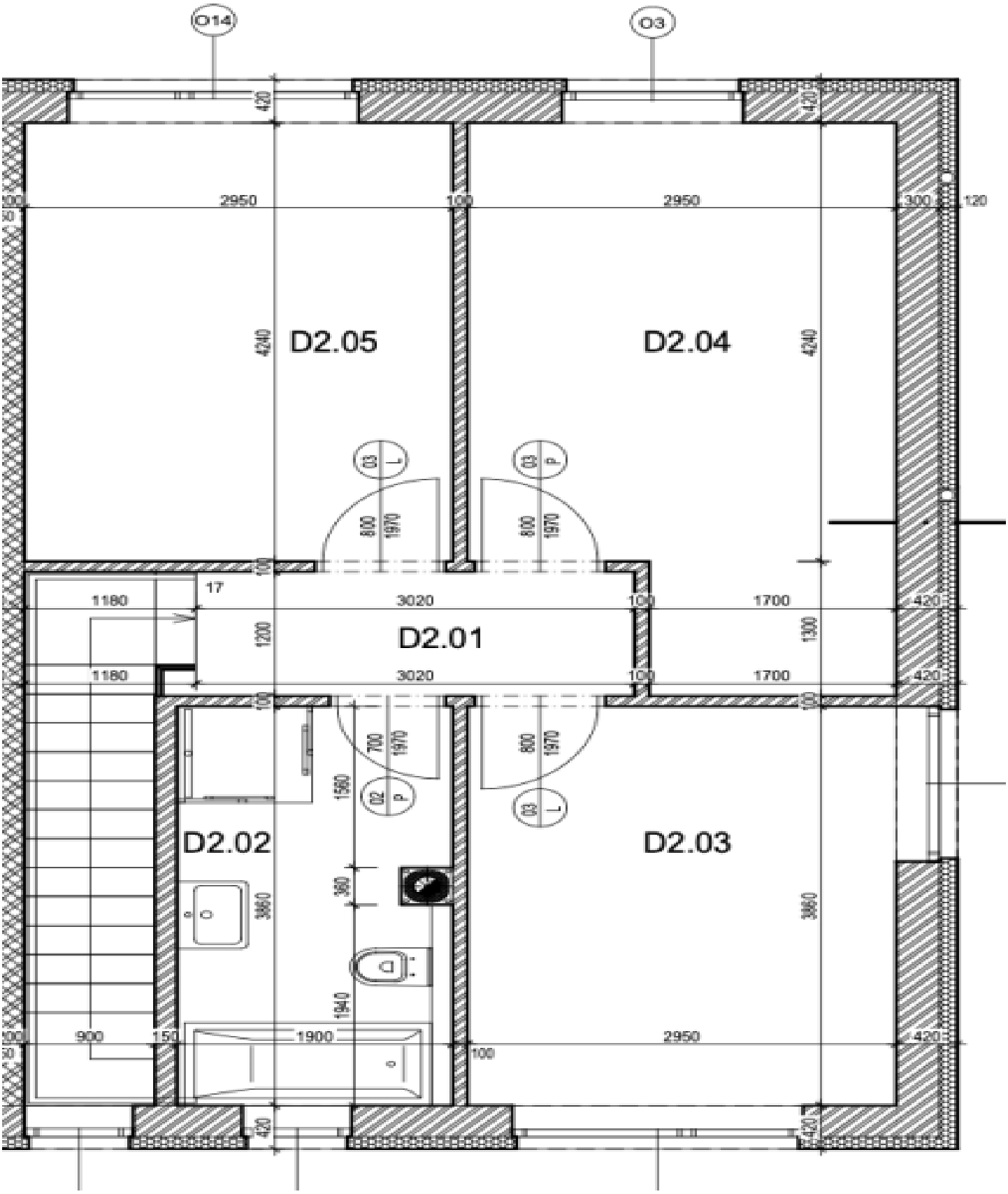

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Legenda miestností 2.NP

Č.M.	Názov	Plocha	Povrchy		
			Podlaha	Stena	Strop
Byt C					
C2.01	Chodba	3.71 m²	Parkety	Omietka + maľba	SDK podhľad
C2.02	Kúpeľňa	6.88 m²	Keramická dlažba	Keramický obklad	SDK podhľad
C2.03	Spálňa	13.60 m²	Parkety	Omietka + maľba	SDK podhľad
C2.04	Izba	12.51 m²	Parkety	Omietka + maľba	SDK podhľad
C2.05	Izba	12.51 m²	Parkety	Omietka + maľba	SDK podhľad
BYT C spolu 2. NP		49.20 m²			
Byt D					
D2.01	Chodba	3.71 m²	Parkety	Omietka + maľba	SDK podhľad
D2.02	Kúpeľňa	6.88 m²	Keramická dlažba	Keramický obklad	SDK podhľad
D2.03	Spálňa	11.39 m²	Parkety	Omietka + maľba	SDK podhľad
D2.04	Izba	14.72 m²	Parkety	Omietka + maľba	SDK podhľad
D2.05	Izba	12.51 m²	Parkety	Omietka + maľba	SDK podhľad
BYT D spolu 2. NP		49.20 m²			
2. NP celkom		98.41 m²			

BYT C celková podlahová plocha	103.73 m²
BYT D celková podlahová plocha	103.72 m²