



## Apartment Three-bedroom (4+kk)

€ 368 000 | CZK 9 063 840

120 m², Senec, Rovinka





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Total area	133 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Garden	220 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	A
Reference number	107967

\* 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 three-bedroom duplex with a garden and parking is part of a family house with only three residential units. The house is situated in a quiet part of the village of Rovinka, only 10 minutes from Bratislava, with complete amenities and plenty of opportunities for leisure activities. The village itself is home to the City Park Rovinka shopping mall, restaurants, a kindergarten and primary school, playgrounds, bike paths, or the popular Košariská Lakes. The OC City Park Rovinka mall, restaurants, a kindergarten and primary school, playgrounds, bike trails or the popular Košariská lakes are all nearby.

The first floor of the apartment consists of an entrance hall with storage space, a separate toilet, and a bright living room with a **fireplace** connected to a fully equipped kitchen with a central island and access to the **garden**. The second floor serves as the night part of the apartment with 3 separate bedrooms, a bathroom with a bathtub, a toilet, and a wardrobe.

Facilities include electric **underfloor heating**, **air-conditioning**, plastic windows with triple glazing and mirror finish on the outside, **exterior blinds**, an alarm with motion sensors in the interior of the house, and a camera system covering the surroundings of the property. In the garden is a **garden house**. The apartment comes with **two parking spaces** in front of the house.

Rovinka is one of the most popular and sought-after locations thanks to its excellent accessibility to Bratislava (approximately 10 minutes) or other cities thanks to the newly built highway R7D4 section. The village is home to the City Park Rovinka mall, restaurants, a kindergarten and primary school, playgrounds, bike trails, and the popular **Košariská lakes**. In Šamorín, which is only 7 km away, is the X-BIONIC recreational area providing sports facilities, a cinema, or an aquapark.