



## House Four-bedroom (5+kk)

201 m<sup>2</sup>, Senec, Miloslavov, Levandul'ová

Ask for price





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Total area	201 m <sup>2</sup>
Plot	650 m <sup>2</sup>
Floor area	176 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Double garage + 2 parking spaces in the courtyard
Cellar	-
PENB	A
Reference number	109582

This one-story and tastefully furnished house with a swimming pool, landscaped garden, and parking in the garage is located in a quiet residential part of the village of Miloslavov, offering an ideal combination of privacy, comfort, and excellent accessibility to the center of Bratislava.

The ground floor consists of an entrance hall with storage space, a bathroom (with a toilet and shower), a **double garage**, and access to the living area, which is dominated by a spacious and bright living room connected to the kitchen and **covered terrace**. The feeling of free space and plenty of light are provided by the above-standard high ceilings (3.65 m). The NESIA kitchen is fully equipped with Bosch appliances. The master bedroom has a **large dressing room** and an en-suite bathroom with a bathtub and access to the **garden**. There is a laundry room and 3 additional bedrooms.

The **high-standard facilities** include gas underfloor heating, **air-conditioning**, aluminum windows, exterior blinds, bespoke **NESIA** furniture throughout, and a **Sonos sound system** in the living room. On the property is a **heated infinity pool** (7.5 × 4 m), covered outdoor seating, a summer kitchen, a landscaped garden with **automatic irrigation**, and a **garden house**. There is also a smaller building (21 m<sup>2</sup>) which serves as a beauty salon. The family house is equipped with an alarm and camera system. Parking is provided in the double garage and on 2 outdoor parking spaces in the yard.

The village of Miloslavov is located **8 km from Bratislava**. It's home to a complete range of civic amenities: a kindergarten, a primary school, a post office, a municipal office, supermarkets, a pharmacy, a police station, shops, café, a church, a community centre, and a cultural centre. Nearby, there are opportunities for leisure activities (X-Bionic Sphere, **Košariská Lake**, a bike path).

Total usable area 201 m<sup>2</sup>, terrace 25 m<sup>2</sup>, land 650 m<sup>2</sup>.

