



## Sale Family house, Fialková, Senec, Slovakia

Senec - Fialková

**FOR SALE**

**209 000 €**  
( 2 940 € / m<sup>2</sup> )

**Property ID: 638014**

### Condition

**New building:** yes  
**Furnishing:** furnished  
**Terrain:** plain  
**Access road:** asphalt road  
**Building material:** wooden construction  
**Year of construction:** 2014  
**Year of building approval:** 2015

### Size

**Number of rooms:** 3  
**Usable area:** 71 m<sup>2</sup>  
**Total area:** 85 m<sup>2</sup>  
**Land area:** 313 m<sup>2</sup>  
**Built up area:** 111 m<sup>2</sup>

### Floor

**Number of floors:** 1

### Parking

### Property equipment

**Bathroom:** 1x, bath  
**Windows:** plastic  
**Terrace:** 14.00 m<sup>2</sup>  
**Fire place:** yes  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** own - electric  
**Waste disposal:** separable  
**Water:** water well and public water-supply  
**Electricity:** 230/400V  
**Sewerage:** yes  
**Energy certificate:** B



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## Property description

**We offer for sale an ecological, modern, one-storey 3-room family house with an area of 70.5 m<sup>2</sup>, built on a plot with an area of 313 m<sup>2</sup>, terrace, landscaped garden, gazebo, tool house, 2 parking spaces. The house is part of a complex in the famous Senec Gardens, suitable for living or as a weekend house in famous Senec locality.**

3D tour: <https://my.matterport.com/show/?m=SSAwX8MdqYh>

### **BASIC PARAMETERS:**

The house was approved in 2015, it is an ecological wooden building, with excellent thermal insulation, fireproof and soundprotected insulation property. Energy certificate B, in the test of air permeability of the perimeter structure only 0.59 h-1, which are the parameters of a passive house. The family house is designed as a detached building, one-storey, ground floor with a sloping roof and good layout. The life of the house is more than 100 years. The house is connected to water supply, sewerage, el. energy, well in the garden.

The house has a terrace of 14 m<sup>2</sup>, gazebo 12 m<sup>2</sup>, garden house for tools, elevated flower bed for growing vegetables, landscaped ornamental garden and parking for two cars directly on the plot. The land has a total area of 313 m<sup>2</sup>.

House equipment: quality tiles, plastic windows with internal blinds and nets (3-glass in the living room and kitchen, 2-glass in the rooms), the possibility of exit to the terrace and garden from the kitchen and rooms, plastic front door, floating floors. Heating and hot water is for electricity. In the living room there is a fireplace, which playfully heats the entire space of the house. Connection to optical internet and KTV.

### **HOME DISPOSAL AND EQUIPMENT:**

We enter the corridor, from which on the left side it is possible to enter two separate impassable rooms, a bathroom (bath, washbasin, toilet) and a technical room. To the right is the day area, which consists of a living room, kitchen and dining area. The kitchen has built-in appliances dishwasher, induction hob, extractor hood, electric oven and plenty of storage space. There is also a large fridge with freezer. The technical room is equipped with an electric boiler for hot water heating, there is a washing machine and a storage shelf assembly in the room. The property is sold fully furnished.

### **COSTS:**

Monthly costs are only 84 Euros.

### **PARKING:**

The house has 2 reserved parking spaces directly on the plot. In addition, it is possible to park two more cars on the driveway to the house.

### **LOCATION:**

The Senec Gardens Residence provides safe living and a community friendly to children and young people. The residential complex is located in the southwestern part of Senec. The location of the area is connected to the comprehensive infrastructure of the services of the city of Senec by public and suburban transport. There are cycle paths in the area with connections to international routes. The Tesco supermarket with shopping area is only 5 minutes away.

Probably one of the most important parts of the complex is the local nursery and cafe. The residence has a pond (swimming possible) and Activities park (sports complex) or Party zone for sitting and grilling.

**PRICE: 209.000- Eur, including complete real estate and legal services.**

**The property is suitable for a young family or seniors, for whom low costs, ecological environment will guarantee trouble-free living. Community housing, excellent neighborly relations are guaranteed! Feel free to make an appointment today.**

@ project Senec Gardens @ engaged new building

@ 1 new





3D preview



Link to property



Video

**3-izbový rodinný dom**  
**2 bedroom family house**

**Fialková ulica**

**Senec**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	VSTUPNÁ CHODBA/ENTRANCE HALL	7,14 m <sup>2</sup>
02	IZBA/ROOM	12,50 m <sup>2</sup>
03	SPÁĽŇA/BEDROOM	14,24 m <sup>2</sup>
04	KÚPEĽŇA/BATHROOM	6,02 m <sup>2</sup>
05	PRÁČOVŇA/LAUNDRY ROOM	2,30 m <sup>2</sup>
06	KUCHYŇA/KITCHEN	11,93 m <sup>2</sup>
07	OBYVACIA IZBA/LIVING ROOM	16,39 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>70,52 m<sup>2</sup></b>
08	TERASA/TERRACE	14,0 m <sup>2</sup>

