



## SOLD Family house, Muškátová, Sale, Senec, Slovakia

Senec - Muškátová

**FOR SALE**

**259 000 €**  
( 2 560 € / m<sup>2</sup> )

**Property ID: 625447**

### Condition

**New building:** yes  
**Furnishing:** unfurnished  
**Terrain:** plain  
**Access road:** asphalt road  
**Building material:** brick  
**Year of construction:** 2016  
**Year of building approval:** 2016

### Size

**Number of rooms:** 4  
**Usable area:** 101 m<sup>2</sup>  
**Total area:** 136 m<sup>2</sup>  
**Land area:** 457 m<sup>2</sup>  
**Built up area:** 166 m<sup>2</sup>

### Floor

**Number of floors:** 1

### Parking

private

### Property equipment

**Bathroom:** 1x, yes  
**Windows:** plastic  
**Air condition:** yes  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** own - natural gas  
**Waste disposal:** separable  
**Water:** water well and public water-supply  
**Gas:** yes  
**Wheelchair access:** yes



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## Property description

**Exclusively for sale a modern one-storey 4-room family house with a usable area of 101 m<sup>2</sup> and a total area of 136 m<sup>2</sup>, terrace, garden, shelter for 2 cars. House is part of a complex in the famous Senec Gardens. The family house is located on Muškátova street.**

3D tour: <https://my.matterport.com/show/?m=8sMu5cvfmAr>

### BASIC PARAMETERS:

The total area is 136 m<sup>2</sup>, usable area 101 m<sup>2</sup>, built-up area including the terrace and access paths is 166 m<sup>2</sup>. The land has a total area of 457 m<sup>2</sup>.

The family house is designed as a detached building, single-storey, ground floor with a flat roof. It is only optically adjacent to the neighboring building with a carport. It was built in 2016 from Porotherm bricks 30 cm wide, the interior walls are made of plasterboard with internal insulation. The outside is insulated with mineral wool, the roof and floors are also insulated. Plumbing constructions are made of plastic-coated sheet metal. The house is connected to all energies (water, sewerage, electricity, gas).

Other equipment: plastic windows with internal blinds and nets, the possibility of exit to the garden from the rooms and dining room, plastic entrance doors, interior doors made of veneer, quality floating floors and tiles, tiles in the bathroom. The house is connected to a camera system, the living room has air conditioning, which sufficiently covers the whole house. Heating is underfloor, the regulator is in each room. Connection to optical internet and KTV.

### LAYOUT:

The main entrance is to the building from the access road. We enter the hallway, from which on the left side it is possible to enter the room, then the bathroom and separate toilet. On the right side is the utility room and behind it the bedroom. The corridor leads to a central open space, which consists of a kitchen with pantry, dining room and living room. Behind the living room is a kids room.

The kitchen has built-in appliances brand. Electrolux (fridge with freezer, dishwasher, electric hob, electric oven, plenty of storage space). The bathroom is equipped with bath, bidet, toilet, double sink and shower. There is a separate toilet with sink. Technical room is equipped with gas boiler Viessmann with regulation of heat and connections to the washing machine. The property is sold without equipment, there is a built-in kitchen, built-in wardrobes in the room and in the hallway.

### COSTS:

Monthly costs are 125 Euros.

### PARKING:

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

### LOCATION:

Senec Gardens Residence, also known as Danish-style living, provides quiet, safe living and a community friendly for 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 kindergarden and cafe. Part of the residence is a pond and Activities park (sports complex) or Party zone for sitting and grilling.

**PRICE: 259.000- Eur, including complete real estate and legal services.**

Do you like it? Don't hesitate and make an appointment today.

@ project Senec Gardens @ new building  
@1 sold





3D preview



Link to property



Video

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

**Muškatová ulica**  
**Senec**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	CHODBA/HALL	9,15 m <sup>2</sup>
02	TECHNICKÁ MIESTNOSŤ/TECHNICAL ROOM	5,17 m <sup>2</sup>
03	SPÁĽŇA/BEDROOM	14,35 m <sup>2</sup>
04	OBÝVACIA IZBA/LIVING ROOM	26,80 m <sup>2</sup>
05	KUCHYŇA/KITCHEN	12,77 m <sup>2</sup>
06	ŠPAJZA/PANTRY	2,39 m <sup>2</sup>
07	TOALETA/TOILET	1,65 m <sup>2</sup>
08	KÚPEĽŇA/BATHROOM	6,44 m <sup>2</sup>
09	IZBA/ROOM	12,89 m <sup>2</sup>
10	IZBA/ROOM	9,82 m <sup>2</sup>
<b>ÚŽITKOVÁ PLOCHA/USABLE AREA</b>		<b>101,43 m<sup>2</sup></b>
11	ZÁVETRIE/LEEWARD	35,00 m <sup>2</sup>
12	TERASA/TERRACE	30,00 m <sup>2</sup>
<b>ZASTAVANÁ PLOCHA/BUILT UP AREA</b>		<b>166,43 m<sup>2</sup></b>



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**Variant "A" - súčasný stav**



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**Variant "B" - navrhovaný stav**