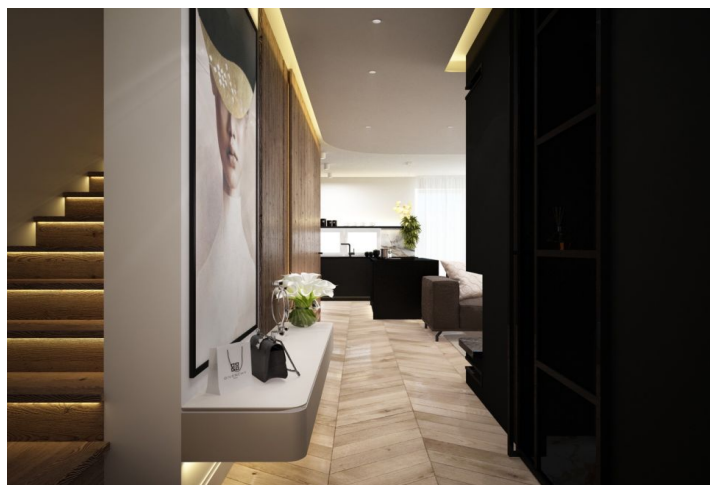




Apartment Three-bedroom (4+1)

€ 278 000 | CZK 6 869 380

104 m², Miloslavov, Miloslavov





Apartment Three-bedroom (4+1)

€ 278 000 | CZK 6 869 380

104 m², Miloslavov, Miloslavov

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

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. Its total completion is scheduled for August 2024.

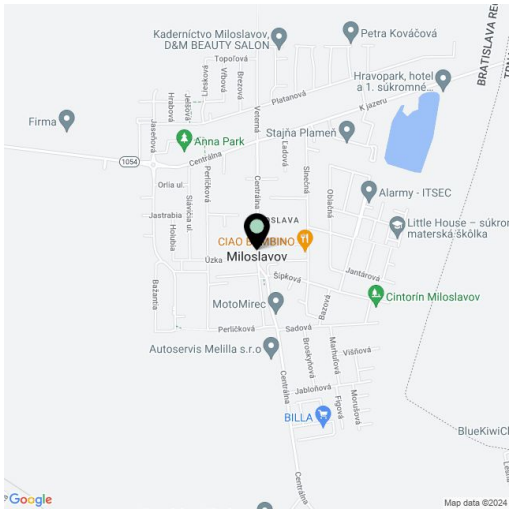
The layout of the apartment consists of an entrance hall, a separate toilet with a utility room, a living room with a kitchen and fireplace outlet, and storage space under the stairs (closet). Upstairs, there are 3 bedrooms and a bathroom with a toilet, bathtub, and shower.

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. Total completion of all construction work is estimated for August 2024. 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 278,000.



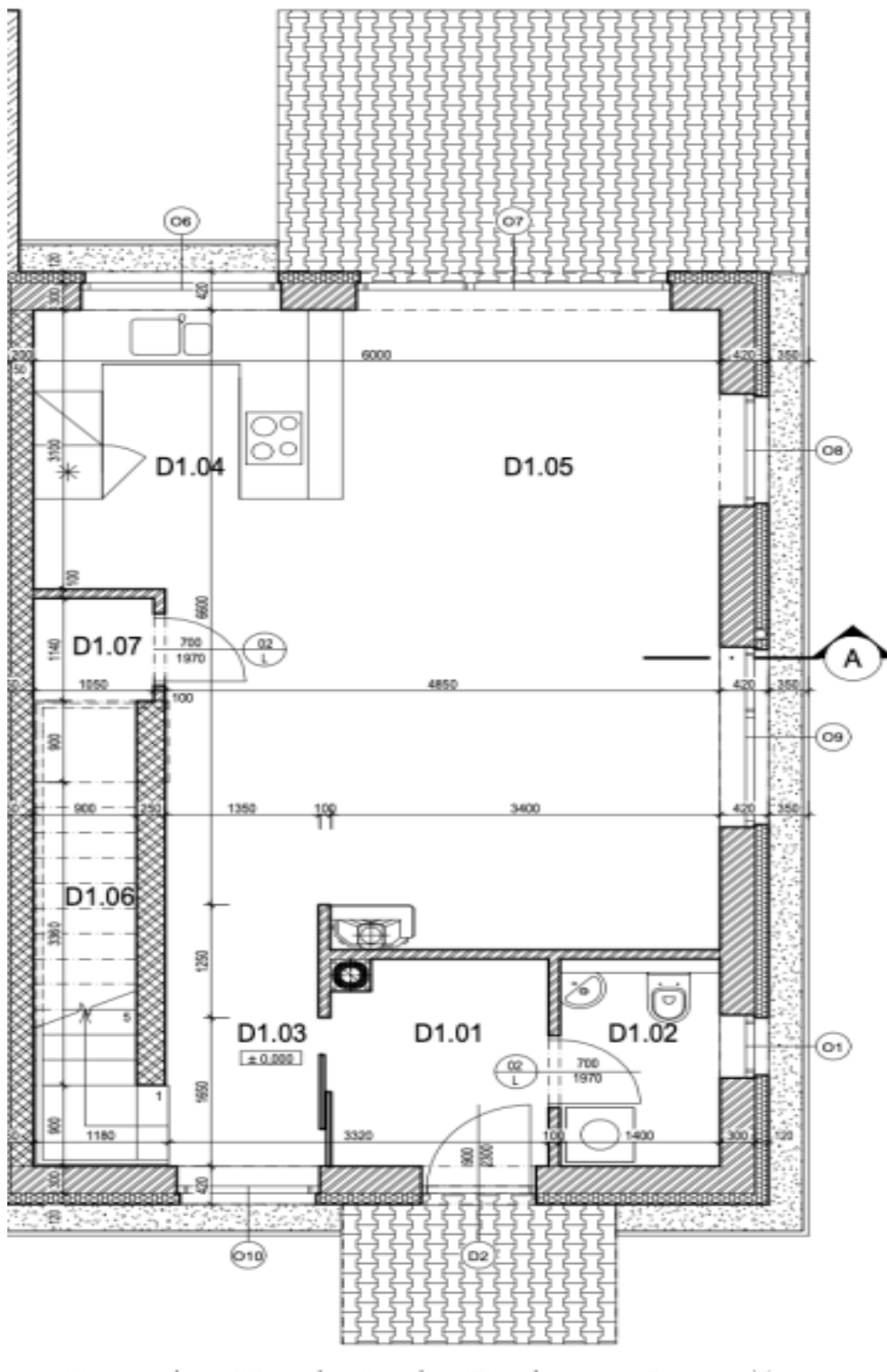
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+1)

€ 278 000 | CZK 6 869 380

104 m², Miloslavov, Miloslavov





Apartment Three-bedroom (4+1)

€ 278 000 | CZK 6 869 380

104 m², Miloslavov, Miloslavov

Legenda miestností 1.NP					
Č.M.	Názov	Plocha	Povrchy		
			Podlaha	Stena	Strop
Byť 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	Parkey	Omietka + maľba	Omietka + maľba
C1.04	Kuchyňa	8.74 m²	Parkey	Omietka + maľba	Omietka + maľba
C1.05	Obývací priestor	28.54 m²	Parkey	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			
Byť 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	Parkey	Omietka + maľba	Omietka + maľba
D1.04	Kuchyňa	8.74 m²	Parkey	Omietka + maľba	Omietka + maľba
D1.05	Obývací priestor	28.53 m²	Parkey	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			

104 m², Miloslavov, Miloslavov

The floor plan illustrates a two-story building with the following details:

- Rooms and Dimensions:**
 - D2.01:** A central horizontal corridor, 1200 units high and 3020 units wide.
 - D2.02:** A bathroom on the left, containing a toilet, sink, and bathtub. Total width is 1900 units.
 - D2.03:** A large room on the bottom right, 3020 units wide and 3360 units high.
 - D2.04:** A large room on the top right, 2950 units wide and 4240 units high.
 - D2.05:** A large room on the top left, 2950 units wide and 4240 units high.
- Structural Elements:**
 - Columns:** Labeled O14, O3, O3 L, O3 P, and O2 P.
 - Doors:** Indicated by arcs with dimensions (e.g., 800/1970, 700/1970).
 - Windows:** Shown on the left wall of D2.02 with dimensions 1180 and 1180.
 - Stairs:** Located on the far left, with a width of 900 units.
- Dimensions and Spacing:**
 - Horizontal dimensions: 2950, 3020, 1700, 2950.
 - Vertical dimensions: 4240, 1200, 3360, 4240.
 - Wall thicknesses and offsets are marked as 100, 150, and 420.



Apartment Three-bedroom (4+1)

€ 278 000 | CZK 6 869 380

104 m², Miloslavov, Miloslavov

Legenda miestností 2.NP					
Č.M.	Názov	Plocha	Povrchy		
			Podlaha	Stena	Strop
Byt C					
C2.01	Chodba	3.71 m ²	Parkey	Omietka + maľba	SDK podhlád
C2.02	Kúpeľňa	6.88 m ²	Keramická dlažba	Keramický obklad	SDK podhlád
C2.03	Spáľňa	13.60 m ²	Parkey	Omietka + maľba	SDK podhlád
C2.04	Izba	12.51 m ²	Parkey	Omietka + maľba	SDK podhlád
C2.05	Izba	12.51 m ²	Parkey	Omietka + maľba	SDK podhlád
BYT C spolu 2. NP		49.20 m ²			
Byt D					
D2.01	Chodba	3.71 m ²	Parkey	Omietka + maľba	SDK podhlád
D2.02	Kúpeľňa	6.88 m ²	Keramická dlažba	Keramický obklad	SDK podhlád
D2.03	Spáľňa	11.39 m ²	Parkey	Omietka + maľba	SDK podhlád
D2.04	Izba	14.72 m ²	Parkey	Omietka + maľba	SDK podhlád
D2.05	Izba	12.51 m ²	Parkey	Omietka + maľba	SDK podhlád
BYT D spolu 2. NP		49.20 m ²			
2. NP celkom		98.41 m ²			
BYT C celková podlahová plocha		103.73 m ²			
BYT D celková podlahová plocha		103.72 m ²			