

# Waterfront Villa For Sale

## Slovakia, Košice Region, Košice

795,000 €

### QUICK SPEC

Year of Construction	2017
Bedrooms	4
Half Bathrooms	
Full Bathrooms	3
Interior Surface approx	180 m2 - 1,937 Sq.Ft.
Exterior Surface approx	1,700 m2 - 18,298 Sq.Ft.
Parking	2 Cars
Property Type	Villa

### TECHNICAL SPECIFICATIONS

Emplacement of the weekend house on the location respects and uses the shape of the terrain that from the middle starts to descend towards the lake. These terrain conditions allow incorporating the object to have one floor of the rear part embedded into the terrain.

The layout of the house is based on the requirements of the investor, the orientation of the cardinal, maximum use of the perspective, which given place provides and contact with garden and lake.

The total mass-spatial arrangement of the house is solved to be most integrated with a pine-forested character of the surrounding landscape. With this contributes also the wooden aerate façade and incorporation to the descending terrain to the lake.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 4
- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 3
- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Kitchen
- Dinning Area
- Porch
- Open Bedroom
- Large Living Area
- 

## INTERIOR FEATURES

- The Orientation Of The Cardinal, Maximum Use Of The Perspective, Which Given Place Provides And Contact With Garden And Lake
- Scandinavian Interior
- The Total Mass-Spatial Arrangement Of The House Is Solved To Be Most Integrated With A Pine-Forested Character Of The Surrounding Landscape

## EXTERIOR AND LOT FEATURES

- Lake Front
- Uses The Shape Of The Terrain That From The Middle Starts To Descend Towards The Lake.
- These Terrain Conditions Allow Incorporating The Object To Have One Floor Of The Rear Part Embedded Into The Terrain.
- Wooden Aerate Façade And Incorporation To The Descending Terrain To The Lake.

## HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Central Furnace
- Woodpellet

## POOL AND SPA

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- Sauna And Hammam

## LAND INFO

- Lot Size : 2,900 m2 - 31,215 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 2 Cars
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 180 m2 - 1,937 Sq.Ft.
- Year Built : 2017
- Location :
- Topography : Slope
- Levels or Stories: 2 Floors
- Structure Type: Villa
- House Style:
- Furnishing : Furnished

## SCHOOL INFORMATION

Education in Slovakia has a 10 Year Compulsory education from age 6 to 16.

- QSI International School of Kosice
- Márai Sándor Általános és Középiskola
- SOS Jozefa Szakkayho
- Splash International Košice
- Stredná odborná škola automobilová, Moldavská cesta
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## AMENITIES AND COMMUNITY FEATURES

Since Slovakia is a member of the European Union, There is no discrimination on the basis of citizenship in the real estate market.... However, foreigners can buy or receive such land if the buyer

## OTHERS

- |                           |                 |
|---------------------------|-----------------|
| • Gardens                 | • Barbecue Area |
| • Waterfront              | • Courtyard     |
| • Lakefront               | • Deck          |
| • Terrace / Outdoor Space | • Gated Entry   |
| • Air Conditioning        | • Porch         |
| • Garage                  | • Fireplace     |
| • Mountain Views          | • Furnished     |

## ABOUT THE AREA

Slovakia, officially the Slovak Republic, is a landlocked country in Central Europe. It is bordered by Poland to the north, Ukraine to the east, Hungary to the south, Austria to the southwest, and the Czech Republic to the northwest. Slovakia's territory spans about 49,000 square kilometres and is mostly mountainous.

The Košice Region is one of the eight Slovak administrative regions. The region was first established in 1923 and its present borders were established in 1996. It consists of 11 districts and 440 municipalities, 17 of which have a town status.

Košice is a city in eastern Slovakia, close to the Hungarian border. Its origins go back to the medieval period, and the central Lower Gate archaeological complex preserves fortifications from the 13th century. Hlavné námestie, the main square, is home to 2 Gothic churches: the huge St. Elisabeth Cathedral and the 14th-century St. Michael Chapel. Nearby, St. Urban's Tower contains a museum of wax figurines.