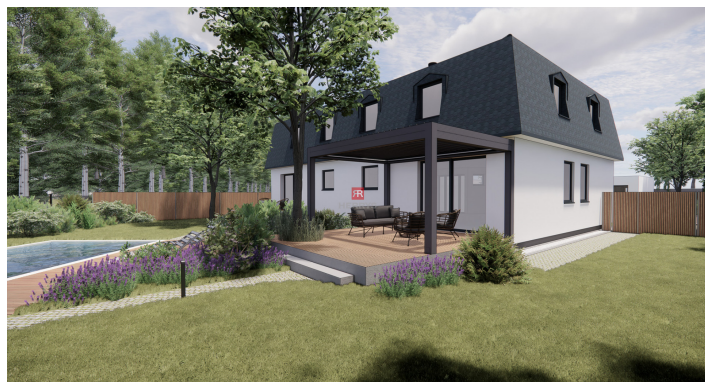


Family house Pezinská, Chorvátsky Grob

565 000 €



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



HERRYS - EXCEPTIONAL 6-ROOM FAMILY HOUSE FOR SALE IN PANNONIA RESIDENCE PROJECT IN CHORVATSKY GROB

Real estate agency **HERRYS** offers exclusively for sale a **2-storey detached 6-room house on a plot of 779 m² in an exceptional environment adjacent to the national nature reserve Šúr in Chorvatsky Grob**, which is home to rare flora and fauna in the environment of alder forest and which guarantees the uniqueness and integrity of the site. The house is located **in a closed area**, which is fenced, monitored by a camera system, with remote control of the electric entrance gate, with a built internal road. **The house is surrounded by greenery, where modern life is combined with natural elegance only 15 kilometers from the center of Bratislava. The neighborhood with forest trails offers a wonderful opportunity to relax and renew your energy.**

The advantages of living in this location are above all:

- Uniqueness of the property and environment.
- Access to nature trails and bike paths.
- Seamless access to amenities and services in the area.
- A wide range of recreational activities for the whole family.

Technical information and house equipment:

- the house is built of ytong, it is insulated with 200 mm polystyrene
- hot water heating, underfloor heating and cooling is provided by a heat pump DAIKIN Altherma 3, which together with the overall insulation puts the house in the energy class A0
- windows with triple glazing
- JABLOTRON 100+ alarm
- pre-preparation for electric aluminium blinds recessed into the insulation of the house



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- pre-preparation for security cameras with the possibility of completion according to the client's requirements for an additional fee
- fencing with hedge planting
- 3 parking spaces

Completion of the house in the "standard" design - the possibility of choosing a specific design and color scheme according to your own ideas using high-quality elements and materials:

- Choice of parquet flooring with perimeter mouldings in 11 colours and with the use of a high quality Quick Step underlay
- choice of interior doors in 16 colours with different handle designs
- choice of porcelain rectified Spanish tiles in 120x60 cm format from 9 colour versions
- HANSGROHE faucets, Ideal Standard toilets

DISPOSITION

Ground floor with an area of 123.96 m2:

- through the entrance hallway one enters an open space with a gallery above the dining room and a living room with a magnificent view of the wooded exterior
- spacious kitchen with pantry
- living room with a preparation for a fireplace and overlooking the surrounding countryside
- utility room
- separate toilet
- guest room with en-suite bathroom



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Upstairs with an area of 103.57 m2:

- bedroom with its own wardrobe, bathroom and toilet
- two additional bedrooms
- bathroom

LOCALITY

The house is located in the PANNONIA RESIDENCE project in Chorvatsky Grob in the part of Cierna Voda. The area is adjacent to the national nature reserve Šúr, which is unique in its kind and in which rare flora and fauna are found in the environment of alder forest, with access to natural hiking trails and cycling trails with a wide range of recreational activities for the whole family. Seamless access to amenities and services in the area and easy transport access with links to D1 and D4R7.

BENEFITS

- Exceptional PANNONIA RESIDENCE project of 4 houses in a uniform design, superior in technical, functional and aesthetic aspects
- Living in perfect harmony between urban comfort and natural tranquility
- Gated complex, which is fenced, monitored by a camera system, with remote control of the electric entrance gate.
- The complex is adjacent to the Šúr National Nature Reserve, which is unique in its kind and which features rare flora and fauna in an alder forest setting, with access to nature trails and bike paths with a wide range of recreational activities for the whole family.
- Seamless access to amenities and services in the area and easy transport access with connections to D1 and



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D4R7

- A superior layout with a generous 227.53 m² of living space and a generous total plot area of 779 m²
- Energy class A0

PRICE

565.000 EUR (including professional service and real estate agency commission)

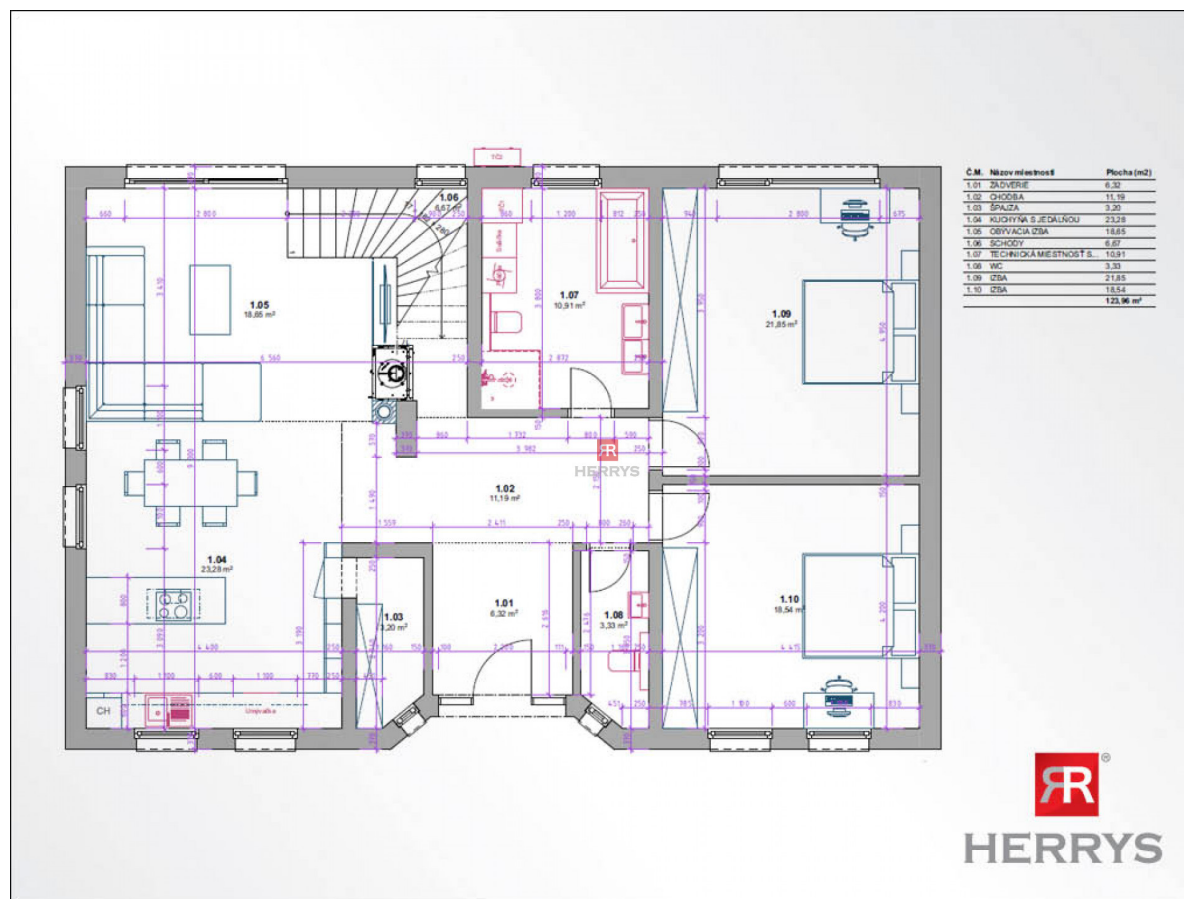
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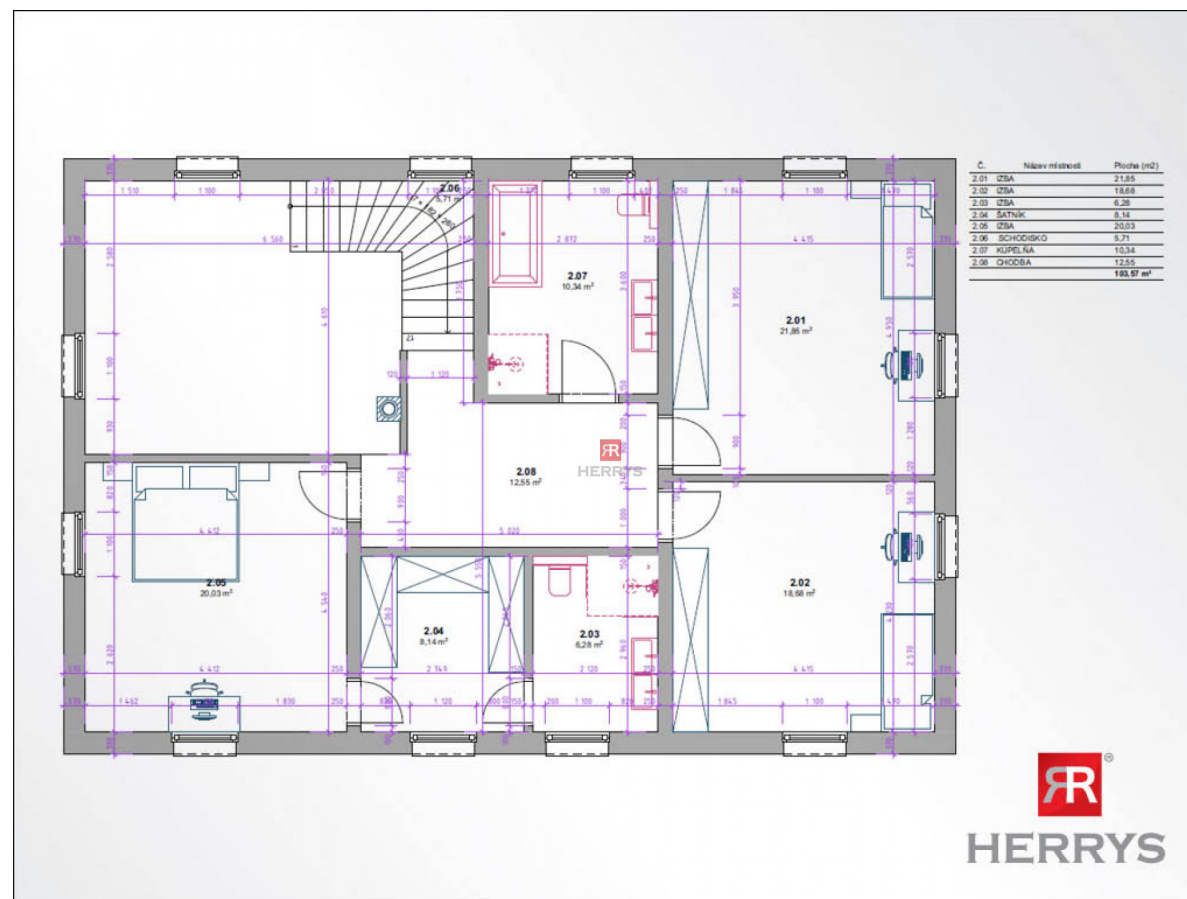
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