

## Family house Ambrova, Bratislava-Nové Mesto

**929 000 €**



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 - FOR SALE FAMILY HOUSE ON TOP STREET IN KRAMÁRE

**HERRYS offers for sale a beautiful spacious house in Kramáre.** It has 1 underground and 2 above-ground floors with a living area of 249,14 m<sup>2</sup>. The plot has an area of 421 m<sup>2</sup>. In the **garden there are old trees**, which provide a pleasant environment and privacy. **The house was approved in 2017.** In the same year, complete interior furnishings were installed. **The higher standard is underlined by wooden parquet floors, a fireplace, massive wooden stairs made of red spruce, ceramic tiles as well as the pre-preparation of the roof for the implementation of the roof terrace.** Underfloor hot water heating is powered by a Vaillant gas boiler. No one has lived in the house since its approval, so the wear and tear of the interior is zero. The owners prepared the house in detail for their own living, the situation has finally changed. The house is part of a terraced house, however, **the neighbor has only one side, on the other side of the house there are stairs that will take you in 3 minutes to Ladislava Déreera street, where there are complete amenities Kramárov.** On the opposite side there is the sought after **Deutsche schule just 5 min walk away.** Parking is provided by 1 parking space under the carport in front of the house, another car is parked in front of the gate to the property. **You must come and see the house, it is really great.**

**Orientation - South**

**Living area - 249,14 m<sup>2</sup>**

**Built-up area - 131,33 m<sup>2</sup>**

**Land plot 421 m<sup>2</sup>**



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## DISPOSITION

**1 Above ground floor 104,17 m<sup>2</sup>:** Entrance hallway with wardrobe continues towards the kitchen. In the corridor there is also a bathroom and a toilet. The spacious living room with fireplace is connected to the dining area, which leads to the terrace. From the terrace there is access to the garden.

**2 Above ground floor 107,55 m<sup>2</sup>:** Second bathroom, dressing room, bedroom with walk in wardrobe, room with large loggia and third room. There are also stairs to the roof. There is a safety railing on the perimeter of the roof. The roof is walkable and suitable for placing a grate for laying a terrace.

**1 Underground floor 37,42 m<sup>2</sup>:** There is a smaller and a larger room + utility room with boiler and storage tank. From the larger room we reach the lower terrace, from which there is also access to the garden.

**Garden of approx. 230 m<sup>2</sup>:** The garden can be accessed from the Underground and 1 above ground floor. There is also a spacious garden house with two rooms. The garden is also accessed from the side.

## LOCALITY

The family house is located on Ambrova street in Kramary. This location provides excellent transport accessibility by public transport and by car, to the center or to the motorway bypass, complete amenities - schools, kindergartens, (DEUTSCHE SCHULE) shops, groceries, health centers. Recreation and sport is provided by the availability of extensive forests (Koliba, Železná studnička) and nearby sports grounds.

## BENEFITS



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- Fantastic location
- Fireplace
- 4 spacious rooms
- House is brand new with no wear and tear
- Deutsche schule within walking distance
- Full amenities within walking distance

## PRICE

PRICE 929 000€

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