

## Family house , Chorvátsky Grob

**252 138 €**



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- 4-ROOM FAMILY HOUSE WITH FRONT GARDEN FOR SALE IN THE PROJECT HUSIČKY.

Real estate agency HERRYS offers exclusively for sale a 4-room family house.

The family house is located in a new building in a much sought-after location close to Bratislava. The village of Chorvátsky Grob offers modern living in a quiet area, outside the capital, blended with beautiful nature. Attractive design, spacious layouts, and front gardens full of greenery satisfy demands for functionality and a high comfort of living. Family house has two outdoor parking spaces.

The family house is available in two variants. Depending on your preferences, you have a choice of:

### Bare-shell

- Underfloor heating
- Viessmann heat pump
- Telekom optic fibre cable
- Sewerage connection
- Plastic triple glazed windows
- Concrete interior staircase

### House with standard equipment

- Quick Step laminate flooring
- EBC lacquered interior doors
- Sanitary ware and bathroom equipment from Geberit, Hansgrohe, Duravit



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info@herrys.sk  
+421220868866  
Ad ID: HU02

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## DISPOSITION

Tasteful architecture featuring minimalist elements adds to the uniqueness of the house. The spaces of the two-storey 4-room house are designed for functional and comfortable living, while providing plenty of storage space. With quality standard equipment you can complete your living to your liking.

**GROUND FLOOR:** consists of a spacious living room with dining area, WC, utility room and storage room.

**FIRST FLOOR:** consists of a relaxation area – three bedrooms, bathroom, hallway and two balconies.

## LOCALITY

The Husičky development is part of a safe, quiet, and already well-developed site. A pleasant, quiet neighbourhood enriched with spacious front gardens full of greenery completes a beautifully integrated concept suitable for families with children, young couples and for clients of older age categories. The development has ample public space fostering a sense of community living.

## BENEFITS

- quiet location in the zone of family houses
- new construction
- large front gardens, allowing you to create an aesthetic environment with greenery or engage in a gardening hobby
- the possibility to furnish the family house according to your own wishes
- parking



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- extra storage space
- a lot of greenery
- quick access to the city center and excellent transport connections
- civic amenities nearby

## PRICE

Price of house: 242 512,-EUR(including professional service and RK commission)

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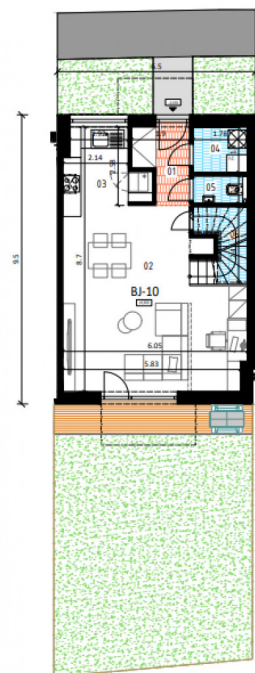


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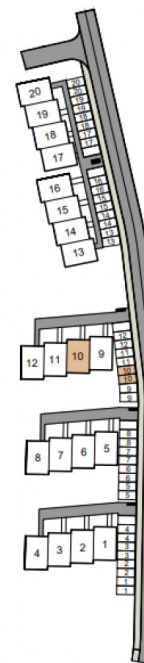
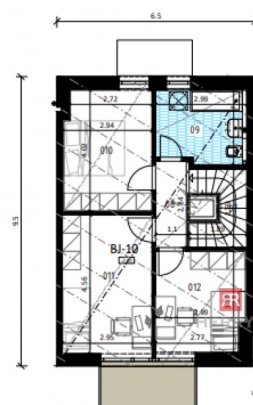
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PÔDORYS 1.NP



PÔDORYS 2.NP



**RADOVÝ RODINNÝ DOM č. 10**  
4i / 100,74m<sup>2</sup>

1.NP	PLOCHA m <sup>2</sup>
01 ZÁDVERIE	4,07
02 OBYVACIA IZBA S JEDÁLENSKÝM KÚTOM	32,66
03 KUCHYŇA	6,10
04 TECHNICKÁ MESTNOSŤ	2,73
05 WC	1,67
06 SKLAD	3,18
PLOCHA SPOLU	50,41

2.NP	PLOCHA m <sup>2</sup>
07 SCHODISKO	4,20
08 CHODBA	3,12
09 KÚPEĽNA	7,24
010 IZBA	11,87
011 IZBA	13,77
012 IZBA	10,13
PLOCHA SPOLU	50,33
ZÁHRADA	71,00
PREDZÁHRADKA	26,00

M 1:100

Upozornenie: Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozície veľkosti bytu. Kuchyňská izba a obývačka nie sú súčasnou dodávkou bytu. Schématické prvky konštrukcie, geotechnické úpravy a rozvahy vyštavenia je predmetom porady "Štandardná informácia" investora a vyhotovuje sa na dotazné opravy.

DEVELOPER



VÝHRADNÝ PREDAJCA



+421 2 20 96 88 66  
+421 948 217 888  
www.husicky.sk  
info@herry.sk

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