

## Family house Štepná, Bratislava-Dúbravka

**550 000 €**



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 TIMELESS TWO 4 ROOM FAMILY HOUSES IN A PLEASANT GREEN ENVIRONMENT ON ŠTEPNÁ STREET

Real estate agency HERRYS offers exclusively **for sale a two-storey family house with timeless and minimalist design with a garden, outdoor terrace and parking space. The family house is located in a closed residential condominium of family houses with plenty of privacy and greenery on Štepná street in Dúbravka.**

The house was completed in 2005 and has a beautiful garden with a total land area of 691 m<sup>2</sup> + a share of the driveway.

### **Family house:**

- 4 rooms with two bathrooms, outdoor terrace and garden
- usable interior area 120 m<sup>2</sup>
- built-up area 101 m<sup>2</sup>
- land area 691 m<sup>2</sup> + share of the driveway
- the house is free of encumbrances
- the **house was nominated in the architectural competition CE - ZA - AR 2010**
- **possibility to buy an additional house with a double garage**

### **The house has the following standard and technology:**

- unique reinforced concrete building structure "on columns"
- Porotherm brick partitions with a width of 25 cm + polystyrene insulation 20 cm
- large-format aluminium windows with 2-paned glass
- electric aluminium blinds with automatic control
- own gas boiler
- underfloor heating throughout the house, extra radiator in the bathrooms
- security entrance door



### **Branislav Fíger**

branislav.figer@herrys.sk

+421 948 730 888

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## DISPOSITION

The family house has a minimalist design and a light-filled space thanks to the large-format aluminium windows. The layout consists of two floors.

1. NP: entrance hall with storage space, bathroom with toilet, washing machine, shower and technical part for the boiler, entrance to the outdoor terrace
2. NP: double bedroom with passage to the bathroom which consists of a bath and toilet, two children's bedrooms, living room with passage to the kitchen

In case of interest, the possibility of layout modifications and "opening the space"

## LOCALITY

The house is located in a closed residential area on Štepná street in Dúbravka, which is very well accessible to the city center (public transport) and outside the city (motorway D2) and is represented by complete amenities - kindergartens, primary and secondary schools - the sought-after British International School (BIS), shopping opportunities, sports facilities, several smaller shops and shops, restaurants and cafes.

The new BORY hospital is in close proximity, also the shopping and entertainment centre BORY MALL, Hornbach, Metro, OBI, Cortelazzi, etc. Attractive are cycling routes and marked and unmarked hiking trails in the vicinity, especially on Devínská Kobyla and Dúbravská hlavici, which together form a popular recreational location for residents from the surrounding area.

## BENEFITS

- large-format aluminium windows with 2-paned glass
- electric blinds with automatic shading
- wooden parquet



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- underfloor heating
- own gas boiler
- timeless and minimalist design
- functional layout with the possibility of layout modifications
- closed residential area
- plenty of greenery and privacy
- possibility to buy an adjacent family house with the possibility of using it for housing (two-generation) as well as for business or rental purposes (own office, ambulance, etc.)

## PRICE

1.100 000 EUR for two houses

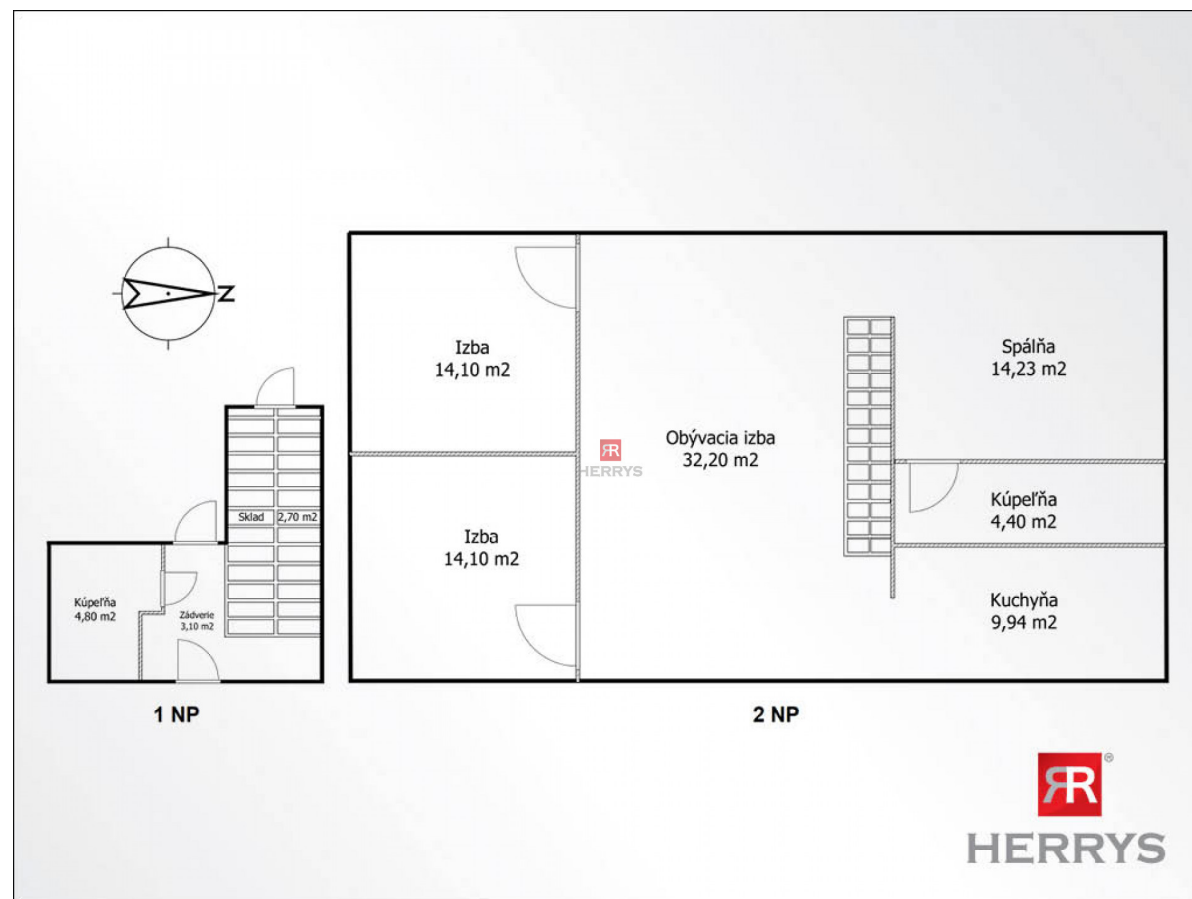
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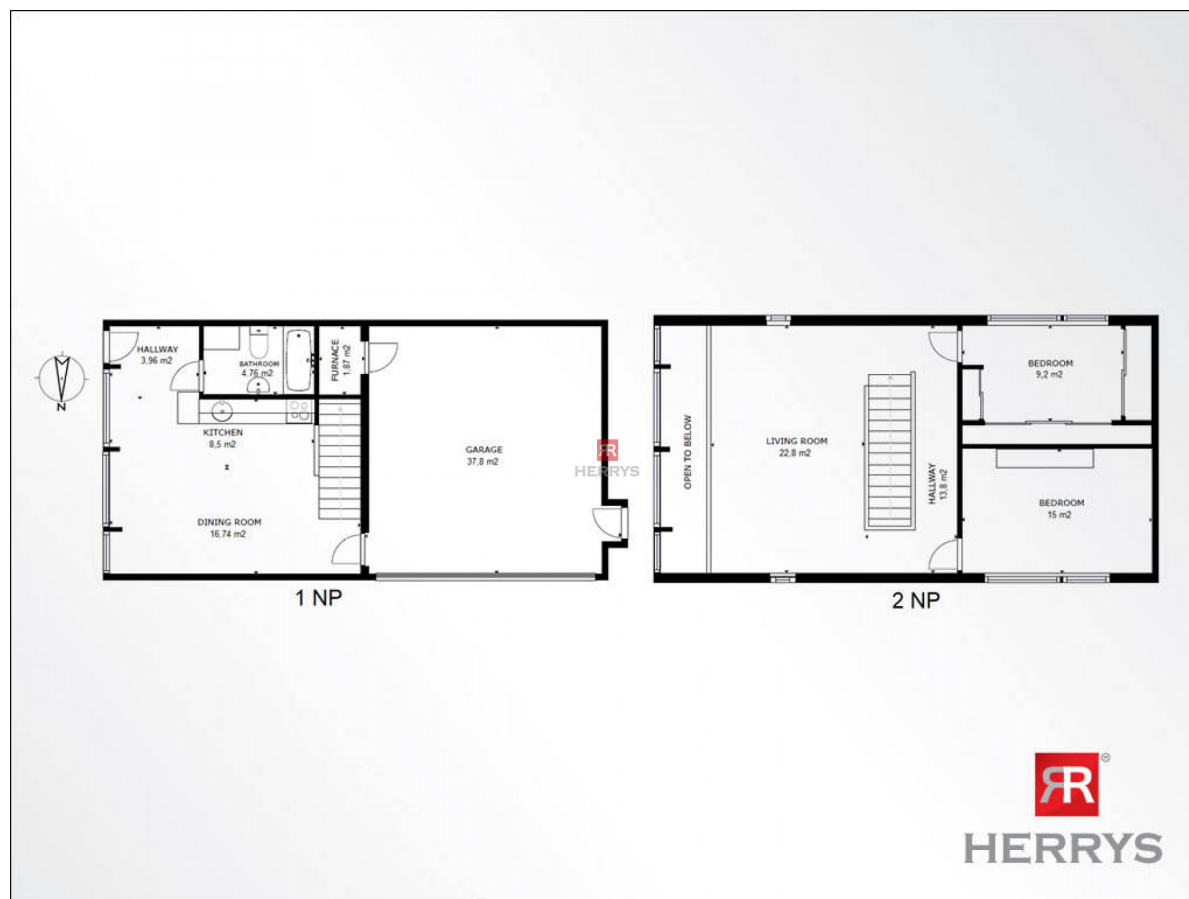
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