

## Family house Chladná, Bratislava-Rača

**1 100 000 €**



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 - EXCLUSIVELY FOR SALE MODERN 4 ROOM HOUSE UNDER THE FOREST IN RAČA

HERRYS real estate agency offers exclusively for sale a modern 4 room two-storey family house near the forest on one of the most sought-after addresses in Rača. This exclusive location will provide the future owners with plenty of privacy and comfort without moving away from all the benefits that the capital offers its residents. The house is currently under construction and the expected completion date is 2Q/2025. If you wish to complete to standard, the expected completion date is 3Q/2025. The house has superior modern technologies such as hot water heating, ceiling cooling, recuperation, intelligent house control system Loxon and is included in the execution in the state of holodom. The standard operation of the site - summer, winter maintenance of roads, lighting and care of sidewalks is provided by a professional management company, while each landowner also owns a co-ownership share in the operating assets (land under utilities and roads, public lighting, road body, sidewalks...). The house is connected to the utilities (water, urban sewerage, electrical connection, fiber optic internet). The final price also includes landscaping, outdoor paved areas and fencing. If you are interested, we will provide you with a complete specification of the construction and design of the house by e-mail.

### FAMILY HOUSE

Land plot 519 m<sup>2</sup>  
Built-up area 138,95 m<sup>2</sup>  
Total floor area 287,72 m<sup>2</sup>  
Internal usable area 206,95 m<sup>2</sup>  
Floor area PP 56 m<sup>2</sup>  
Floor area NP 208,32 m<sup>2</sup>



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## DISPOSITION

The house will consist of 1 underground, 1 overground and 1 retreated overground floor.

1UL will be recessed into the sloping terrain and there will be a garage for 2 cars, technical and storage facilities of the house.

1OL will be the residential part. It will consist of a kitchen connected to the living room and a master bedroom with en-suite bathroom and toilet.

2OL will consist of 2 bedrooms and 2 bathrooms with toilet and a spacious terrace

## LOCALITY

The newly built location Potočné offers the owners quality urban living in close proximity to nature with a beautiful panoramic view of the entire city. The gated area will provide future owners with plenty of privacy. There are complete amenities in the wider area, the city centre is a 15minute drive away.

## BENEFITS

- new building with the possibility of customization
- modern technology
- smart house
- beautiful view



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- enclosed area
- close to the forest

## PRICE

1.100.000 EUR

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