

## Mixed zone Pod Kopcami, Stupava

**950 000 €**



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 4 ROOM LARGE HOUSE ON A LARGE 32 ACRES OF LAND FOR LIVING AND BUSINESS

Real estate agency HERRYS offers **for sale a large 32 acres of multifunctional land for business and housing with a large 4i bungalow 240 m<sup>2</sup> in Stupava on the street Pod Kopcami.**

**This land offers several possibilities of use: industry, production, warehouses and distribution.**

The house was built in 2003. It is connected to gas and electricity. On the land there are 3 wells and a sump. City water and sewerage are on the land ready for connection. The house has infloor heating with gas condensing boiler, air conditioning.

**This property offers several possibilities of use, as UPI allows the construction of another multifunctional building:**

- Housing and business in one place. Opportunity to build a business on an as yet unused 20 acres of land with separate access from the driveway**
- Housing on a large 32 acre lot with the possibility of building a pond or ornamental pond on an as yet unused 20 acre lot**
- Splitting the lot as it is accessed from two driveways. Possibility of subsequent sale of the unused 20 acres of land, which will reduce the real purchase price for the property to e.g. half...**

### Family house

4-room

**usable area:** house 240 m<sup>2</sup> (built-up area 242 m<sup>2</sup>)

**land:** 3188 m<sup>2</sup>



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## DISPOSITION

### The layout of the house

- **Ground floor (215 m<sup>2</sup>):** open plan living room with kitchen, 3 bedrooms, bathroom with corner bathtub and shower, separate toilet, laundry room, storage room, entrance hall, storage/cloakroom, garage for 2 cars
- **Basement:** cellar 25 m<sup>2</sup>

## LOCALITY

### Location

Stupava - Popular location with excellent amenities and good access to Bratislava

## BENEFITS

### Highlights:

- Large land of 32 acres, which provides multiple possibilities of use
- Possibility of building an another multifunctional building
- Possibility of dividing the lot as it is accessible from 2 driveways
- Very well built house with a generous usable area of 262 sqm (basement 20 sqm + ground floor 242 sqm)



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- Very practical floor plan with 3 bedrooms and open plan living room with kitchen
- Garage for two cars with a large cellar under the garage + additional parking spaces directly on the land next to the house
- Beautifully landscaped grounds with garden, relaxation area and summer kitchen with barbecue and pizza oven
- 3 wells on the plot and irrigation system
- Direct access to the main road

## PRICE

Price: 950 000 EUR

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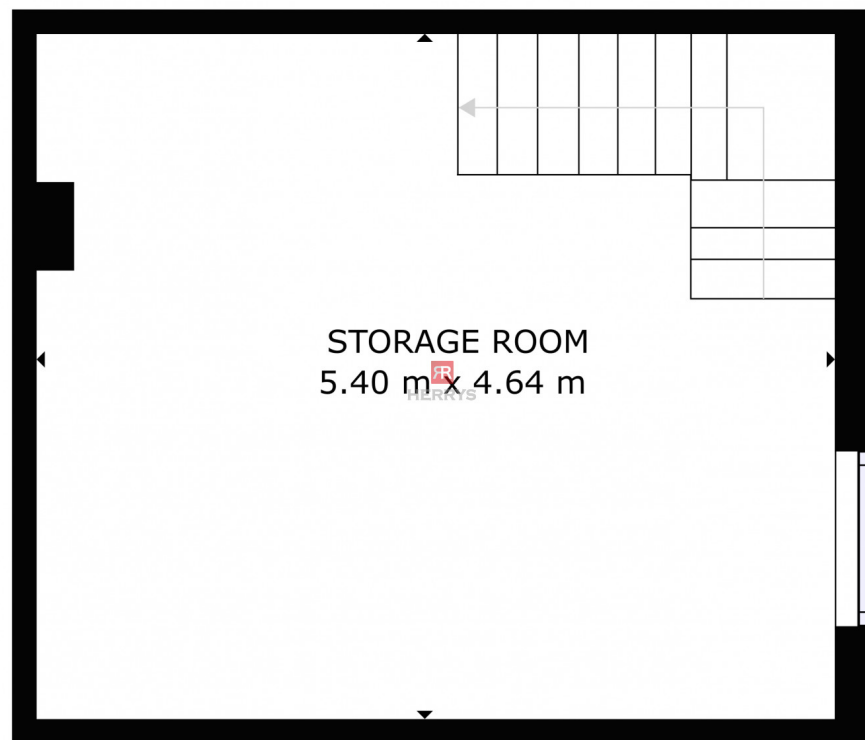
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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 25.77 m<sup>2</sup>, FLOOR 2: 178.03 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 33.88 m<sup>2</sup>, PATIO: 52.4 m<sup>2</sup>, PORCH: 8.15 m<sup>2</sup>  
TOTAL: 203.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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