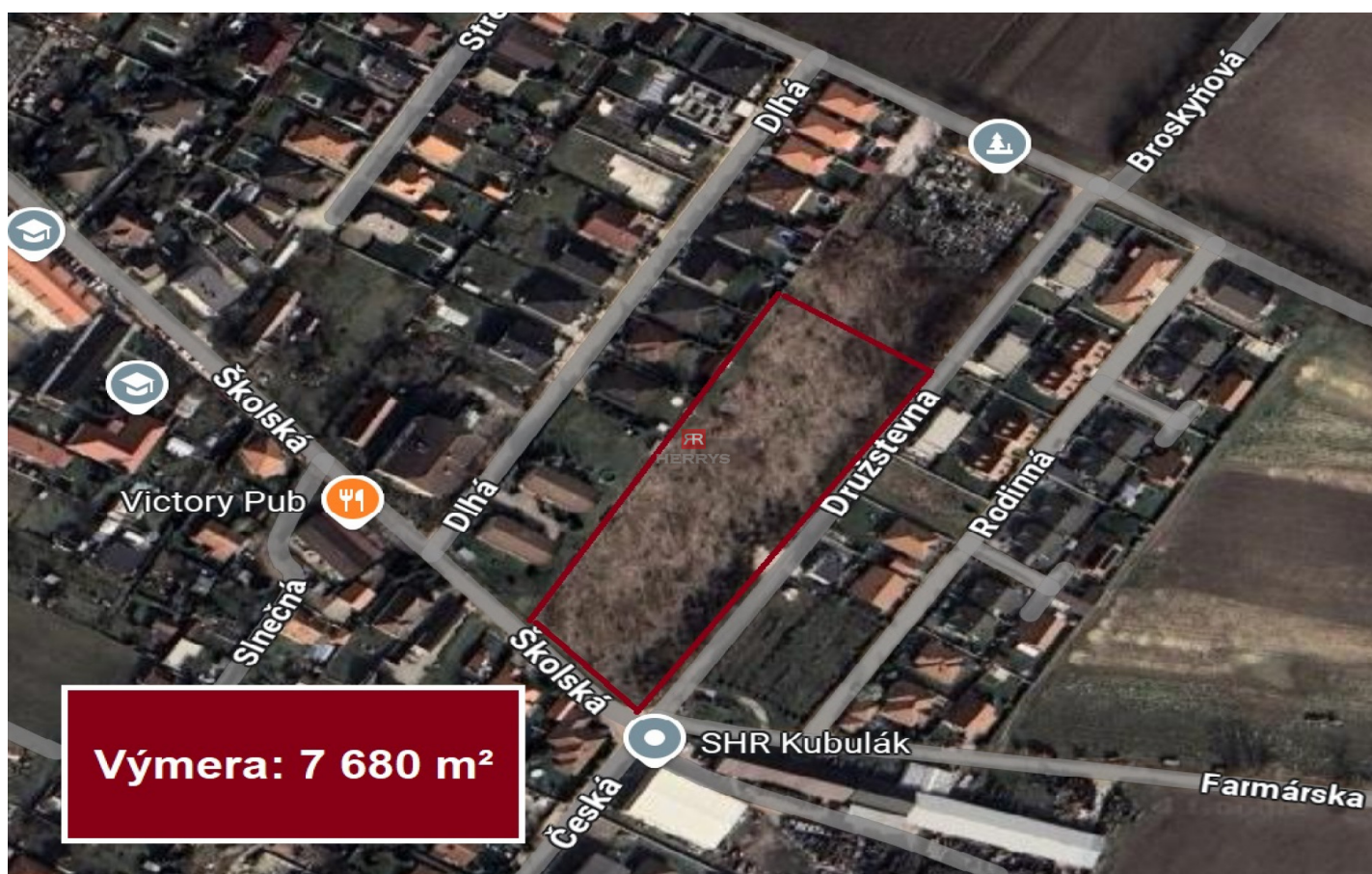


Land for a family house , Hviezdoslavov

Price in EA



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 LARGE PLOT IN THE CENTER OF THE VILLAGE HVIEZDOSLAVOV

Real estate agency HERRYS offers for sale a large plot in the center of the village Hviezdoslavov - on the corner of Školská and Družstevná streets.

1. Basic information about the plot

Cadastral area.

(land areas are 5 321 m², 1 179 m² and 1 180 m²)

Type of land: Arable land

2. Spatial planning information

Functional use:

Main use: Housing in family houses

Additional uses: civic amenities, sports and physical education, agricultural production (small animal breeding only), recreation, public green space

Unacceptable functions: Residential houses, manufacturing operations with disturbing influences, parking lots for trucks over 3.5 t, technical equipment of supra-local character

3. Regulations and limits

Maximum height of buildings: 2 storeys

Maximum built-up area of the plot:

40 % for semi-detached and terraced houses



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30 % for detached houses and other buildings

Minimum proportion of green space:

20 % for semi-detached houses

50 % for detached houses

Specific requirements:

The minimum plot area for a detached house is 650 m²

The street space of access roads should be 6 m (up to 80 m) or 8 m (over 80 m) wide

DISPOSITION

the plots have areas of 5 321 m², 1 179 m² and 1 180 m²

LOCALITY

Hviezdoslavov is a picturesque village located near the capital Bratislava, in the district of Dunajská Streda. With a population of approximately 1,300 inhabitants, it is a dynamically developing locality that offers a combination of quiet country life and proximity to urban amenities.

The village is known for its pleasant atmosphere, wide streets and family atmosphere, making it an ideal place for families and individuals looking for a peaceful environment. Hviezdoslavov has basic amenities such as shops, a nursery and primary school and cultural facilities. Many residents take advantage of the opportunities to relax in the countryside thanks to the surrounding green landscape.

The strategic location of the village allows quick access to the motorway and the centre of Bratislava.

This region is attractive for those seeking a combination of quiet living and the benefits of city life.

BENEFITS

UPÍ allows the construction of houses
in the centre of the village of Hviezdoslavov



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