

## Recreational plot Harmónia, Modra

**210 000 €**



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 LARGE RECREATIONAL LAND 2727 M2 IN A QUIET PART OF MODRA - HARMÓNIA.

Real estate agency HERRYS offers exclusively for sale a large recreational land 2727 m2 in a quiet part of Modra - Harmonia

This is a gently sloping land with good access road and utilities - water and electricity.

Based on the zoning plan, the land is intended for individual recreation with the possibility of building a year-round habitable cottage with a built-up index of 0.08 / cottage with an area of 218 m2 / with 1 floor plus attic

### Land area: 2727 m2

Maximum built-up area for holiday home/ cottage: 218 m2

Maximum 1 storey plus

Min. green index 0,8

Max. built-up area index 0,08

Main function: residential recreation of families

## DISPOSITION

- Land area: 2727 m2



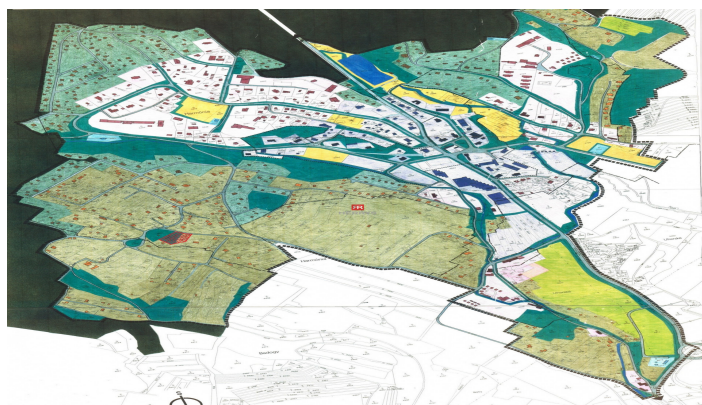
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Ad ID: EM95

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- Maximum built-up area for a holiday home/cottage: 218 m<sup>2</sup>
- Maximum 1 storey plus attic

## LOCALITY

The land is located in a very quiet and pleasant part of the village of Modra - Harmónia. The land also lies next to a protected area near hiking trails leading to recreational areas Zochova chata, Harmónia or other parts of Malé Karpaty.

## BENEFITS

- Land in Modra Harmony is a combination of a quiet location close to nature with good access to the center of Modra.
- The biggest benefits of the land are maximum privacy and the beauty of the surrounding nature of the Malé Karpaty.
- The offer is an ideal choice for people who like nature but at the same time need to be close to the city with plenty of amenities.
- The land can be used for longer term living but also as a summer residence or a practical weekend cottage.

## PRICE

Price: 210.000 €

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