

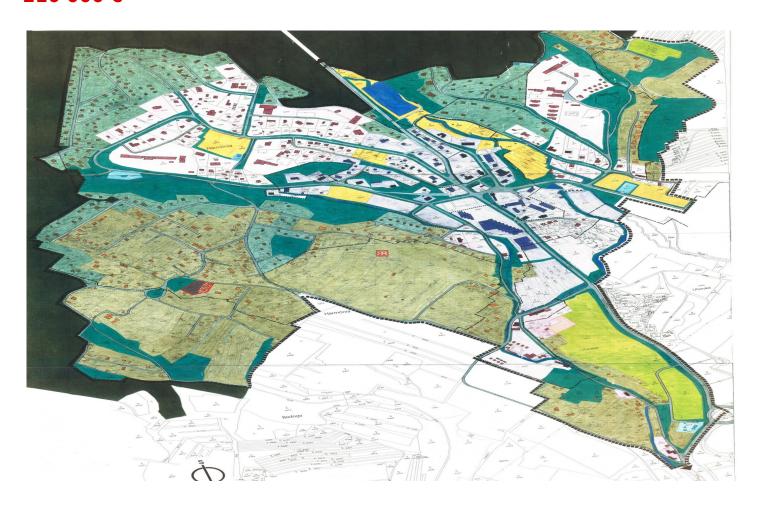






## Recreational plot Harmónia, Modra

### 210 000 €











# 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 0.1 / cottage with an area of 270 m2 / with 1 floor plus attic

Land area: 2727 m2

Maximum built-up area for holiday home/ cottage: 270 m2

Maximum 1 storey plus attic

#### **DISPOSITION**

• Land area: 2727 m2

Maximum built-up area for a holiday home/cottage: 270 m2

• 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



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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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