

Family house

Štepná, Bratislava-Dúbravka

550 000 €



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



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Real estate agency HERRYS offers exclusively for sale **2-storey detached 5-room family house with garden in a quiet environment of family housing in Dúbravka**. The family house was built and approved in **1979**. It has an **excellent layout, plenty of storage space, is completely basement**.

Size: land 558 m², built-up area of the house 138 m²

Usable area: 1.NP 73,40 m², 2.NP 73,40 m², 1.PP (cellar and garage 17,16 m²) 71,26 m² + 2 loggias each 8,80 m²

Extension to the house: to the cellar 26 m², 1.NP - winter garden 21 m²

Monthly operating costs total 215 EUR: electricity 40 EUR, water 22 EUR, gas 153 EUR

Technical data:

- material: aerated concrete blocks, insulation: polystyrene
- heating: gas (new boiler in 2021)
- modifications: r. 1990 - replacement of bathrooms, WC, kitchen, new floors, r. 1992 - replacement of all windows with plastic ones, r. 1998 - insulation and new facade, extension of the winter garden

Parking is **for 1 car in the garage and for another 3 cars in the yard**.

The house will be **cleared** before handing over to the new owner.

DISPOSITION

- **1.NP (ground floor):** vestibule, entrance hall, living room with access to the terrace with winter garden, kitchen, pantry, WC



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- **2.NP (1st floor):** 4 bedrooms, bathroom with toilet, corridor, 2 loggia
- **1.PP (cellar):** garage, laundry, drying room, boiler room, 2 warehouses, corridor
- **extension:** 1.NP - winter garden (21 m2), 1.PP cellar - 3 warehouses and WC (26 m2)

LOCALITY

The house is located in a popular location with a development of houses on Štepná street in Dúbravka, it is very well accessible to the city center (public transport) and outside the city (highway D2) and is represented by complete amenities - kindergartens, primary and secondary schools, shopping opportunities, sports facilities, several smaller operations and shops, restaurants and cafes. In close proximity there is the new BORY hospital, also shopping and entertainment center BORY MALL, Hornbach, Metro, OBI, Cortelazzi, etc. Attractive are cycling routes and marked and unmarked hiking trails in the vicinity, especially on Devínska Kobyla and Dúbravská hlavica, which together form a popular recreational location for residents from the surrounding area.

BENEFITS

- **family house in a pleasant location of family houses in Dúbravka**
- **excellent layout** on 2 above-ground floors and 1 underground floor - 5 rooms, plenty of storage space, efficient use of space in the basement, including garage, technical rooms and warehouses
- **4 parking spaces**, including 1 space in the garage and 3 spaces in the yard
- **extension to the house** - to the cellar with an area of 26 m2 (3 warehouses and toilet) and to the ground floor with an area of 21 m2 (winter garden)
- **excellent transport accessibility** to the city (public transport) and outside the city (D2)
- **complete civic amenities** - kindergartens, primary and secondary schools, shopping opportunities, sports



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grounds, several smaller establishments and shops, restaurants and cafes

- in close proximity to the new BORY hospital, shopping and entertainment center BORY MALL, Hornbach, Metro, OBI, Cortelazzi, etc.
- numerous cycling and hiking trails on the nearby Devínska Kobyla and Dúbravská hlavica

PRICE

550.000 € (including professional service and real estate agency commission)

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