

## Family house

### Čerešňový sad, Bratislava-Záhorská Bystrica

### Price in EA



Business name: HERRY'S 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 - UPSCALE 7-ROOM FAMILY HOUSE FOR SALE IN AN ATTRACTIVE PROJECT IN ZÁHORSKÉ SADY

Realitná kancelária Herrys offers exclusively for sale an exceptional brick family house in the lucrative complex Záhorské sady. The Záhorské sady area represents a unique project that offers above-standard and timeless living in a closed and private community, in a popular part of Záhorská Bystrica, in close proximity to nature. The building has two floors without a basement. The load-bearing structure of the roof above the ground floor consists of a reinforced concrete monolithic ceiling slab.

The construction of the family house also includes paved areas consisting of 2 terraces, a driveway in front of the garage and a parking area for two cars next to the garage. The land is fenced from all sides with welded fence panels anchored to metal posts. On the street side, a hedge of evergreen shrubs is planted in front of the fence.

### DISPOSITION

The family house is entered through a partially covered entrance, located on the northeast side of the house, behind which is a vestibule. The garage, wardrobe, and day part of the house are accessible from the vestibule. The day part creates a semi-open space, it consists of a guest room, a study, a bathroom with a toilet and a shower, and a kitchen with a spacious living room and dining room. The day part includes covered outdoor paved areas and terraces.

From the day part, the interior staircase leads to the night zone of the family house, located on the first floor. The night part consists of two children's rooms, a bedroom and two bathrooms. On the first floor, next to the staircase, there is a small office with a wardrobe and a library.



**Ľuboš Štubňa**

lubos.stubna@herrys.sk

+421948622555

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## LOCALITY

The district of Záhorské sady offers comfortable living in a cultivated private residential complex at the foot of the Little Carpathians. Residents of this complex have a private children's playground at the entrance, as well as a relaxation and workout zone by the Vápenický potok. The campus is monitored by a camera system.

Záhorská Bystrica offers complete civic amenities:

- elementary school with kindergarten,
- playgrounds,
- fitness,
- Billa, Grandfather's food,
- restaurants, pastry shops and cafes,
- pharmacies,
- gas stations,
- nearby is the Bory Mall shopping center, a new top hospital,
- a forest park with many hiking trails and cycle paths,
- public transport stop,
- the post office,
- quick connection to the D2 highway.

## BENEFITS

insulating double glazing, windows/doors have magnetic sensors connected to the central alarm  
windows and doors face the garden and have tempered glass  
energy certificate A  
underfloor heating Rehau



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recovery unit Jablotron  
exterior aluminum blinds  
Jacuzzi Softub  
security fingerprint entrance door, Hikvision camera system  
ground floor of the house - control via Somfy

## PRICE

Price in EA

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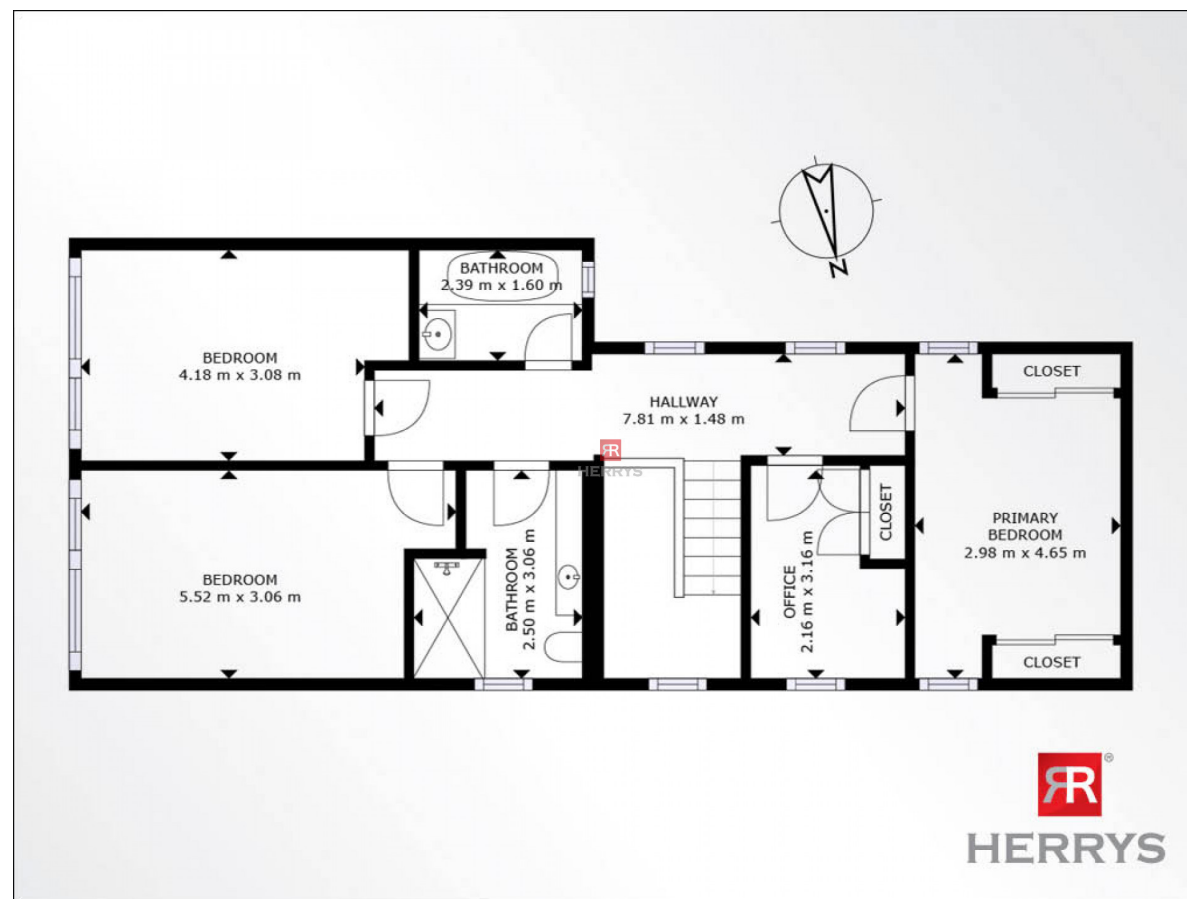


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