

## Family house

### Hradská, Bratislava-Vrakuňa

**439 000 €**



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 - 5-ROOM FAMILY HOUSE WITH POTENTIAL AND GENEROUS PLOT OF LAND FOR SALE IN VRAKUNA

HERRYS real estate agency exclusively offers for sale a spacious 5-room family house with potential and generous land in Vrakuna on Hradská Street.

This brick house from 1974 is located at the beginning of Vrakuna – in an area with quick access to the center of Bratislava, but at the same time with plenty of greenery and a pleasant atmosphere.

The house, with a total area of up to 290.8 m<sup>2</sup>, is divided into 3 floors and offers comfortable living even for a larger family. It has undergone partial reconstruction – the windows have been replaced, the roof and two sides of the facade have been insulated, the wiring has been partially replaced, and a new gas boiler has been installed, which provides heating and hot water.

The first floor has been completely renovated and designed with an emphasis on style and functionality.

The second floor offers space to finish according to your own ideas – it has undergone partial renovation.

On the ground floor, there are two rooms that can be used as a laundry room or cellar and a practical garage for one car.

The 725 m<sup>2</sup> plot is flat, with a well-maintained garden, greenhouse, and private well.



**Samuel Orság**

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Ad ID: SO074

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The house is being sold partially furnished – upon agreement, it can also be sold with furniture and appliances, which will make moving easier for the future owner.

## DISPOSITION

Ground floor - 95.1 m2

- 2 rooms
- garage

1st floor

- living room with kitchen and dining room
- master bedroom
- bathroom with toilet
- balcony

2nd floor



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- living room
- 2 bedrooms
- bathroom with toilet
- terrace

## LOCALITY

Hradská Street in Vrakuňa offers pleasant and quiet living surrounded by greenery, with excellent access to the city center.

The location provides complete civic amenities – shops, schools, kindergartens, a health center, a post office, restaurants, and sports facilities are all nearby. Another advantage is the quick connection to the center of Bratislava and the highway, both by car and public transport. Within walking distance, you will also find the Vrakuňský Forest Park and the embankment, which offer ideal opportunities for walks, sports, or relaxation in nature.

## BENEFITS

- Excellent accessibility to all parts of Bratislava
- Completely renovated floor suitable for immediate occupancy
- Possibility to renovate the rest of the house according to your taste
- Excellent civic amenities



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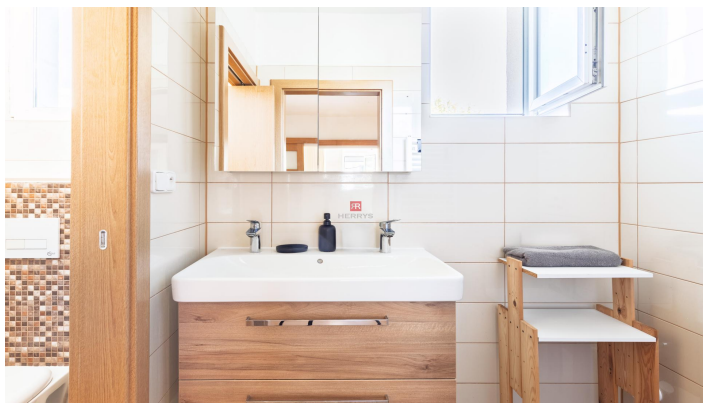
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## PRICE

EUR 384,900 including legal services

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**Samuel Orsag**

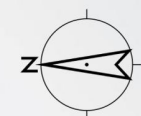
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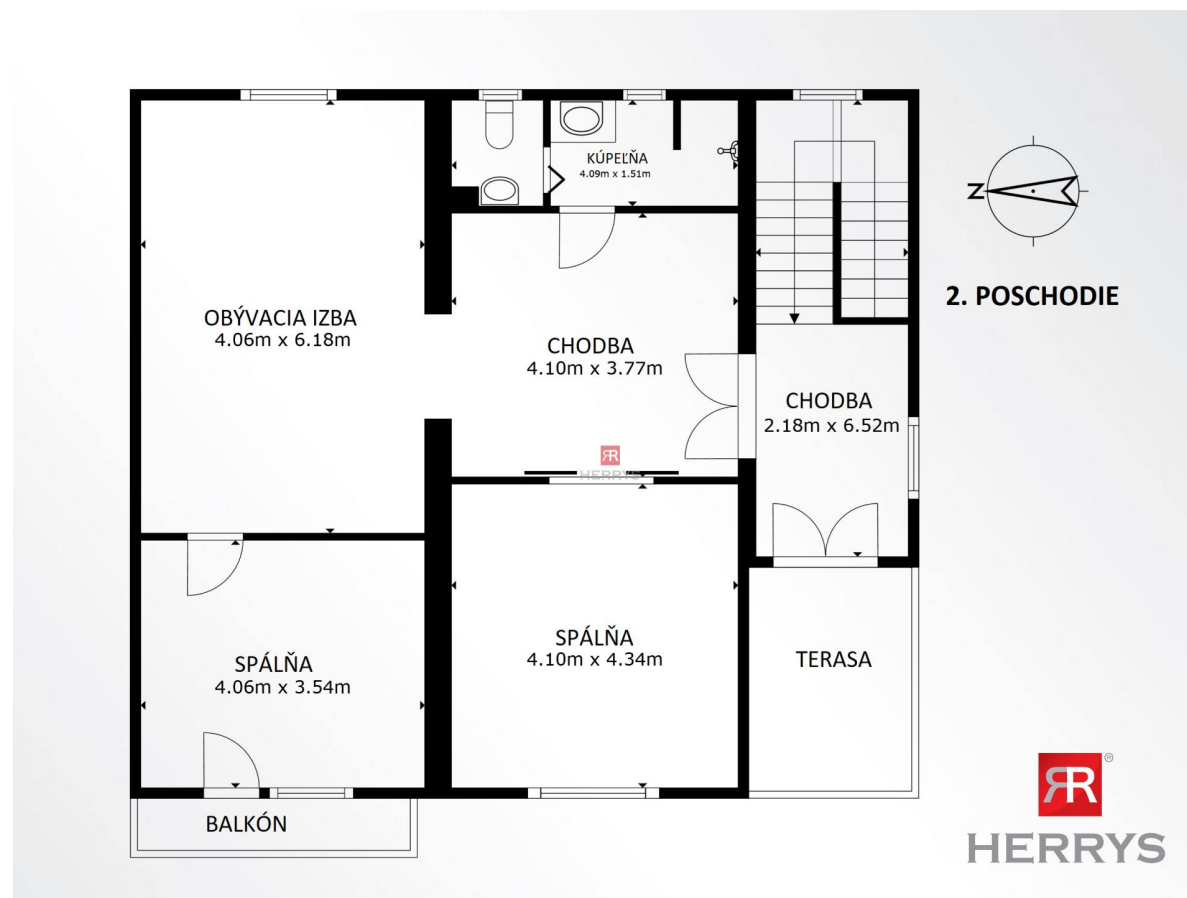
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PRÍZEMIE



1. POSCHODIE



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