

## Family house

### Na Krčoch, Bratislava-Záhorská Bystrica

**520 000 €**



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: EXCEPTIONAL NEW BUILD, 4-ROOM HOUSE IN ZÁHORSKÁ BYSTRICA

If you're looking for the perfect home for a young family, you've just found it!

Real estate agency HERRYS offers for sale this exceptional, practical, and stylishly furnished 4-room apartment in a family house on Na Krčoch Street in Záhorská Bystrica.

The interior covers 103.17 m<sup>2</sup> + a 110 m<sup>2</sup> garden (including a terrace of approx. 9 m<sup>2</sup>) + 2 covered outdoor parking spaces in front of the house totaling 36 m<sup>2</sup> + a share in the access road.

The house is sold fully furnished with high-quality and stylish furniture. The entire house has underfloor heating (with its own condensing boiler), exterior blinds on the windows, and air conditioning units on both the ground floor and upstairs. Thanks to the private boiler, monthly costs are very low (up to €150/month for a family of four).

The entire garden has an automatic irrigation system, the terrace is equipped with an electric awning, and there is also a garden shed.

The apartment is located in a row development (as a corner unit) / family house with apartment units. It has a separate entrance to the house and garden and is secured by both a camera and an alarm system. It is southwest-facing.

## DISPOSITION

Entrance hallway, kitchen with dining area, living room with access to the terrace/garden, toilet on the ground floor, storage space under the stairs, 3 bedrooms (one of which has access to a balcony overlooking the garden), bathroom, and a utility room (with a condensing boiler).



**Mgr. Radka Tonková**  
radka.tonkova@herrys.sk  
+421 948 727 150  
Ad ID: RT137

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## LOCALITY

Na Krčoch Street is located in a peaceful part of Záhorská Bystrica, known for its natural surroundings and rural character. The area offers good accessibility to the center of Bratislava thanks to its proximity to the highway, as well as opportunities for active recreation in the Little Carpathians. Nearby, you'll find essential amenities such as schools, kindergartens, and grocery stores, making it an ideal place for family living.

## BENEFITS

- new build
- low monthly costs
- garden with automatic irrigation
- terrace with electric awning
- air conditioning + exterior blinds
- 2 covered parking spaces
- modern neighborhood with young families
- quiet location

## PRICE

520.000 €

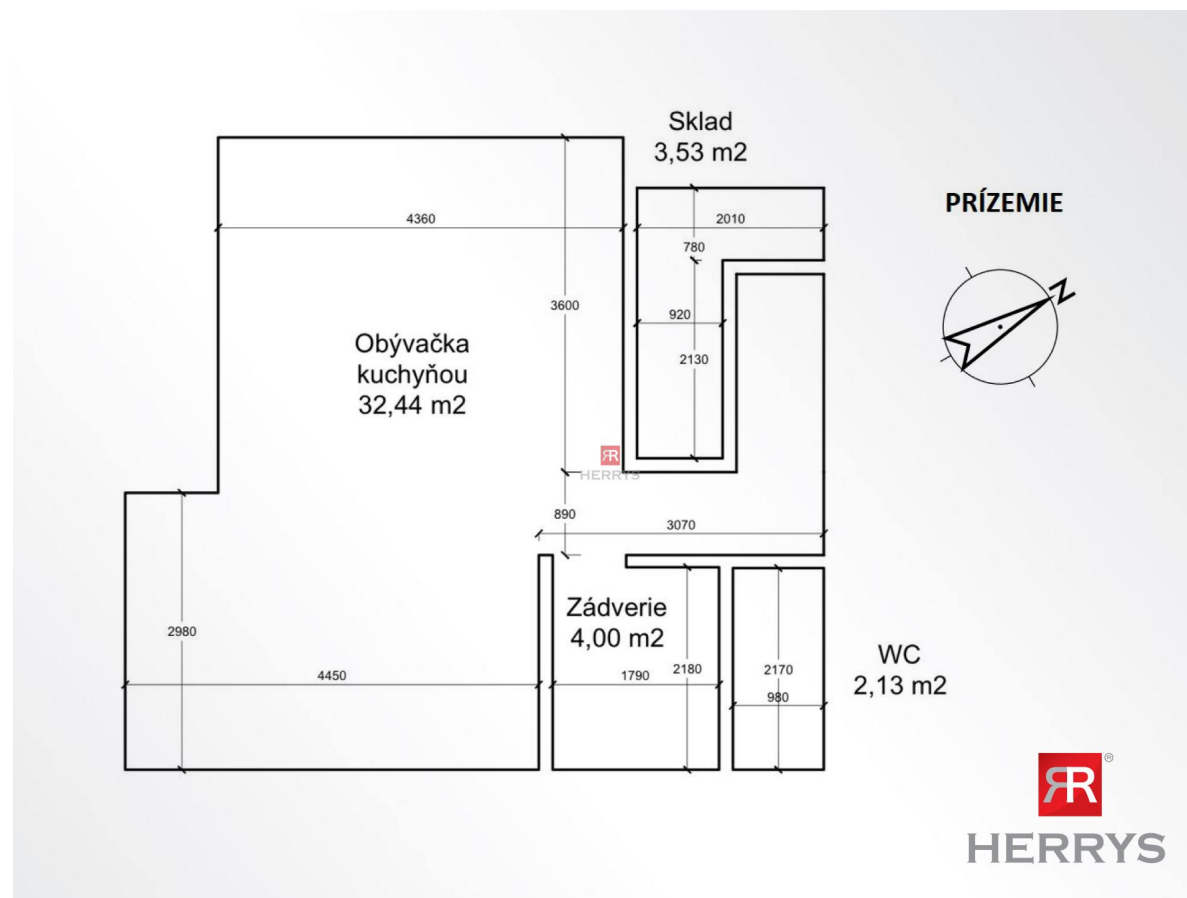
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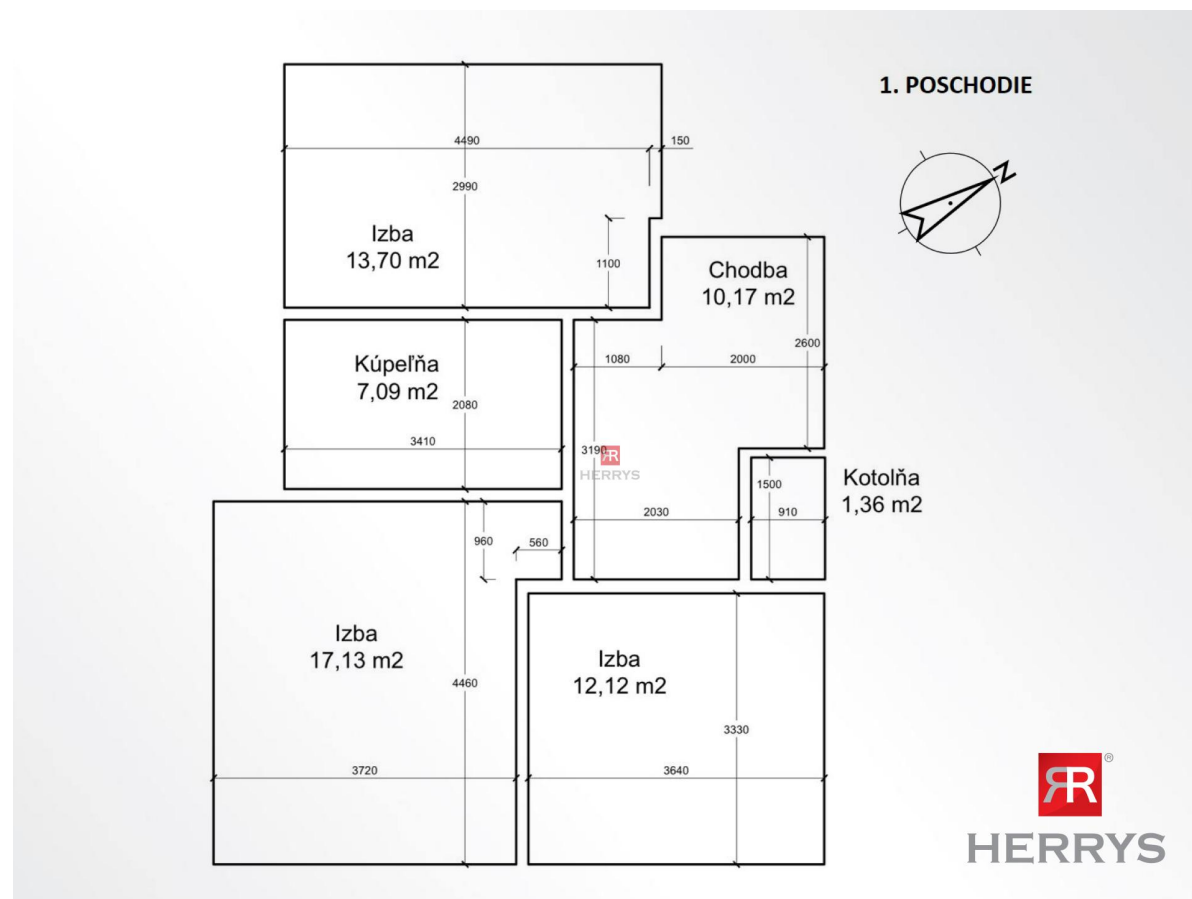
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