

Land for housing Frankovská, Bratislava-Nové Mesto

Price in EA



Business name: HERRYS s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 DEVELOPMENT LAND FOR A RESIDENTIAL PROJECT IN THE AHOJ - BRIEŽKY LOCATION

HERRYS real estate agency offers **exclusively** for sale an **attractive development land** with zoning code **102 - low-rise residential development**, intended for the construction of low-rise apartment buildings or villa buildings.

The land with an area of **6,212 m²** is located in a quiet, green part of the city, in the **Vinohrady** cadastral area, with excellent orientation and a gentle slope, which **allows for effective architectural solutions with views of Bratislava**.

This land represents an ideal opportunity for a developer looking for a combination of a **quiet location, excellent investment potential and proximity to the city center**.

DISPOSITION

slightly sloping land

LOCALITY

The project location **Ahoj - Briežky** is one of the most sought-after parts of Bratislava for modern residential housing. It offers an exceptionally quiet environment at the foot of **Kamzík**, right next to the forest, and at the same time quick access to the city center and the main transport infrastructure.

In the immediate vicinity there are new residential projects such as **Grand Koliba**, which confirms the growing interest in this area and the increasing value of investments.

The location is ideal for the implementation of **low-rise, premium housing with an emphasis on privacy**, greenery and high-quality architectural design.

BENEFITS

- area: 6,212 m²
- zonal code: 102 - low-rise residential development
- built-up area coefficient: 0.3
- green area coefficient: min. 0.6
- max. 2 floors + attic or recessed floor.



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- access road in the immediate vicinity
- attractive environment for a residential project of a higher standard
- utility networks near the property

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