

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 - INVESTMENT LAND FOR SALE FOR THE PREPARATION OF 8-10 BUILDING PLOTS | KOLIBA - AHOJ BRIEŽKY

HERRYS real estate agency offers **exklusively for sale** investment plot of land with an area of **6,212 m²** for sale in the Ahoj - Briežky na Kolibe development area.

It 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**. It is intended for low-rise residential development (functional code 102) and represents **an interesting opportunity for an investor or developer with experience in land development**. A potential scenario is the construction of access roads and utilities, subsequent subdivision of the area into approximately 8-10 building plots and their further development or development of family villas.

area of 6,212 m²

function 102 - residential area of family houses

regulation: max. 2 floors + attic / recessed floor

KZP max. 0.30 | min. greenery 0.60

networks within reach, addressed within the investment plan

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



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- total area 6,212 m²
- functional code 102 – low-rise residential development
- possibility of creating a residential project of family houses
- potential for preparing approximately 8–10 building plots
- premium location Koliba with limited supply of new plots
- proximity to the forest and **panoramic views of the city**
- growing residential zone with new projects in the vicinity
- several possible exit strategies (parcelization, sale of plots, construction of houses)

PRICE

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