

Family house

Strmý vršok, Bratislava-Záhorská Bystrica

880 000 €



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 - 6-ROOM HOUSE WITH POTENTIAL AND GENEROUS PLOT OF LAND FOR SALE IN A PRESTIGIOUS LOCATION

The HERRYS real estate agency offers for sale an exclusive, spacious 6-room family house with an indoor swimming pool, sauna, and extensive grounds in Bratislava – Záhorská Bystrica, on the prestigious Strmý Vršok street.

The family house was approved for use in 1998 and is situated in a quiet and sought-after location with quick access to the center of Bratislava. The surrounding area offers plenty of greenery, privacy, and a pleasant residential atmosphere.

The family house with a total usable area of 431.96 m² is divided into three floors and offers above-standard comfortable living even for a large family. It is built of quality materials, insulated and equipped with its own gas boiler (2022). Heating is provided by a hot water floor system.

The property includes a double garage.

The family house also includes a large plot of land with an area of 1,169 m² with a well-kept garden, a spacious terrace, and a gazebo, which provide an ideal place for relaxation or family gatherings.

The property offers excellent potential for renovation, allowing the future owner to create a modern, prestigious family home according to their own ideas.

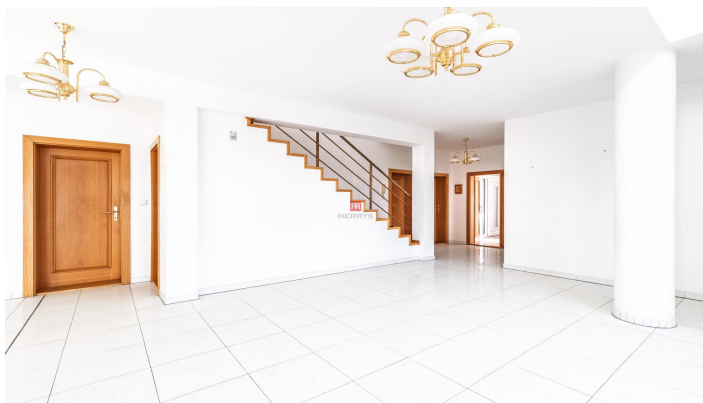
Monthly operating costs: water EUR 46, electricity EUR 51, gas EUR 139.



Samuel Orsag
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Ad ID: SO079

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DISPOSITION

1st basement floor - 108,23 m²

relaxation room with swimming pool and sauna

gym

utility room

2 storage rooms

1st floor - 190,34 m² including a 34.20 m² garage

living room with dining area

kitchen with pantry

master bedroom with wardrobe

study



Samuel Orság

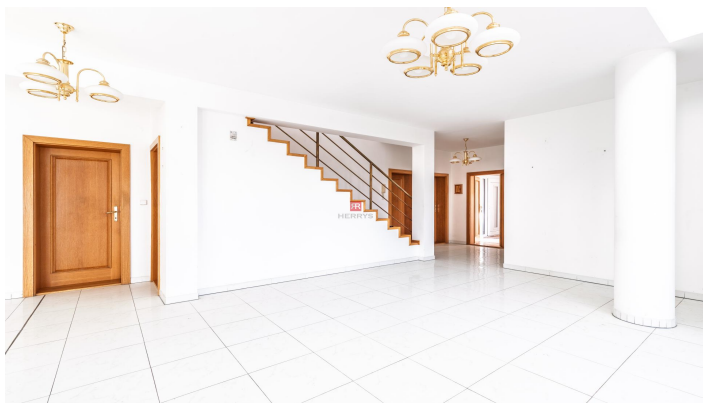
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bathroom with toilet

toilet

garage

2nd floor - 133,29 m2

3 bedrooms with wardrobes

2 bathrooms with toilet

LOCALITY

Záhorská Bystrica is a popular residential area of Bratislava known for its tranquility, greenery, and family atmosphere. The prestigious Strmý Vršok street offers a quiet environment, privacy, and a high-quality neighborhood.

The location has excellent connections to the city center and the highway and offers complete civic amenities in the immediate vicinity. There are schools, kindergartens, shops, and sports facilities.

The proximity of the Little Carpathians provides ideal conditions for relaxation, hiking, and an active life in nature.

BENEFITS

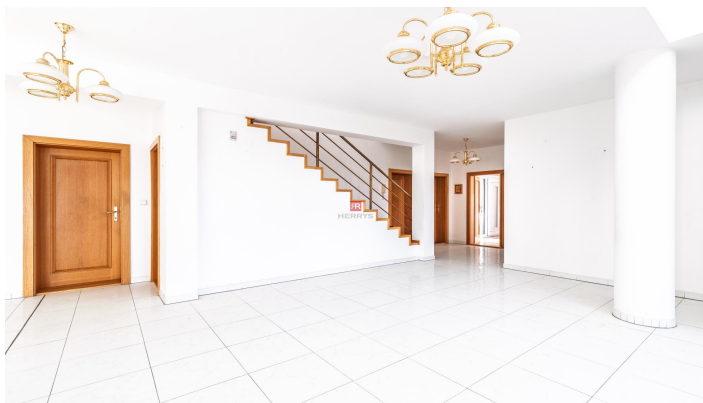
6-room large family house with large plot of land



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indoor swimming pool

quiet and prestigious location

quick connection to the center of Bratislava

double garage

high potential for modernization according to your own ideas

PRICE

EUR 880,000 including legal services

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