

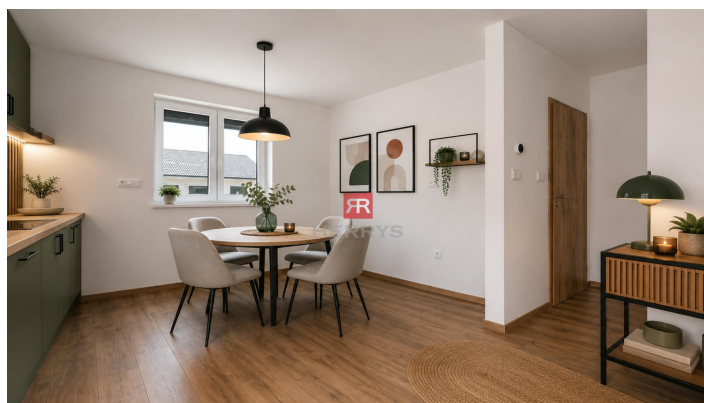
## Family house , Nová Dedinka

**319 000 €**



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 - MODERN 3BDR SINGLE-FAMILY HOME FOR SALE IN NOVÁ DEDINKA WITH EASY ACCESS TO BRATISLAVA

HERRYS Real Estate Agency is exclusively offering for sale a detached 3-bedroom family home located in the quiet and sought-after village of Nová Dedinka. This property is an ideal choice for clients seeking comfortable family living in the immediate vicinity of Bratislava, with an emphasis on modern technology, low operating costs, and a pleasant environment suited for everyday life.

The house is being sold largely unfurnished, allowing the new owner to customize the interior according to their own preferences and needs. The property includes two built-in closets, which provide practical storage space while maintaining the airy feel of each room. The house is equipped with air conditioning, window screens, electric exterior blinds, a Jablotron security system, and a fireplace.

The house has a usable area of approximately 100 m<sup>2</sup> and offers a practical layout with a clear separation between the day and night areas.

The heart of the home is a bright living room connected to the kitchen and dining area. The focal point of the space is the fireplace, which creates a pleasant atmosphere during the winter months and lends the interior a cozy character.

Heating and domestic hot water are provided by a modern air-to-water heat pump system which, in combination with underfloor heating throughout the house, ensures a high level of living comfort, energy efficiency, and low operating costs.

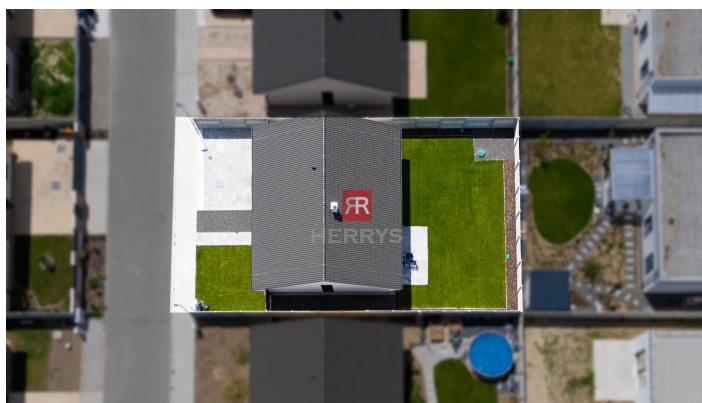
The sleeping area consists of three separate rooms that can serve as a master bedroom, children's rooms, or a home office. There is a spacious bathroom equipped with both a bathtub and a shower, a separate toilet, and a utility room



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with a boiler room.

Another practical feature is the attic, measuring approximately 3 × 3 meters, which provides additional storage space.

The house is not connected to the public sewer system; wastewater is managed via a private septic tank.

The property is carefully landscaped and ready for immediate use. The garden features an automatic irrigation system, which ensures easy maintenance of the greenery throughout the year.

In front of the house, there is space for convenient parking for two vehicles on the property.

## DISPOSITION

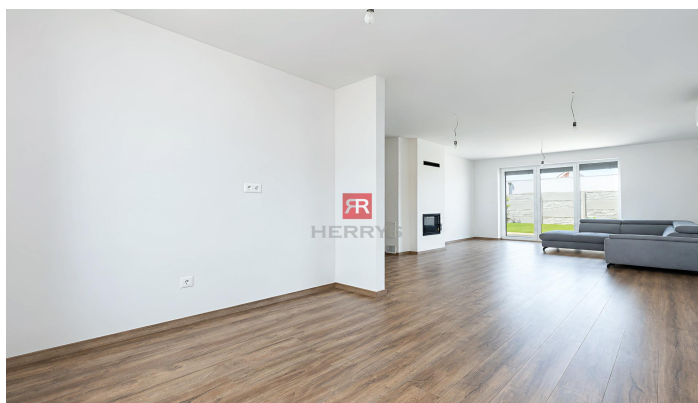
Entrance hall with storage space, living room with kitchen and access to the terrace, bathroom with a bathtub, shower, and toilet, separate toilet, 3 bedrooms, utility room, attic



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## LOCALITY

Nová Dedinka is one of the most popular residential areas near Bratislava. It offers peaceful living in a neighborhood of single-family homes, plenty of green space, and excellent access to the capital.

The village has a full range of amenities, including a preschool, elementary school, grocery stores, services, sports facilities, and restaurants. Those who enjoy an active lifestyle will appreciate the proximity to bike trails, natural areas, and recreational opportunities along the Little Danube.

Thanks to its quick connection to Bratislava, the location is an ideal choice for clients who want to combine the benefits of peaceful living with the comforts of the city within easy reach.

## BENEFITS

- detached single-family home
- standard finish
- fireplace
- exterior blinds and window screens
- Jablotron security system
- underfloor heating
- landscaped garden with automatic irrigation

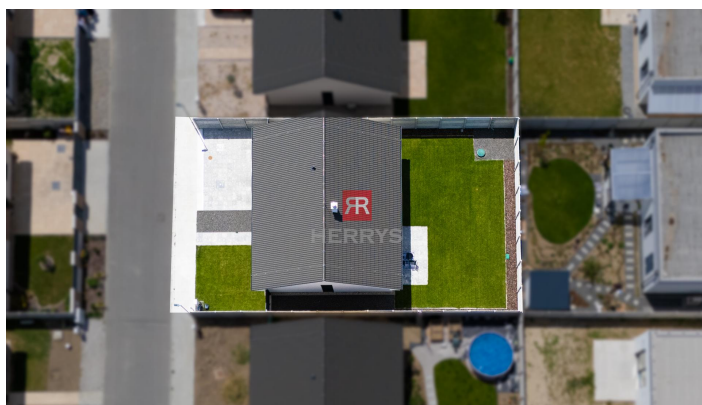
## PRICE



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319.000 eur

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