HERRYS
finally at home

Family house
Roľnícka, Bratislava-Vajnory

390 000 €











HERRYS - FULLY RENOVATED SINGLE-FAMILY HOME FOR SALE, VAJNORY

The HERRYS real estate agency is offering the first of six single-family homes currently under construction in the Ľudové domy Vajnory project.

The new project consists of six separate units, including two 3-bedroom single-family homes and two semi-detached homes with four 4-bedroom residential units. Each house comes with 2 parking spaces and a share of the land (both common and partially private).

The single-family home is located on Roľnícka Street, with completion scheduled for July 2026.

The current square footage figures are approximate, as the entire project is still under construction.

The family home on offer is a 3-room unit with a floor area of approximately 86 m² plus a vaulted basement of approximately 60 m². The home has two stories; the ground floor features an entryway, a kitchen, a separate bedroom with a shower, and a living room. The second floor consists of a single room with its own bathroom and toilet. The house has a basement; the vaulted cellar comprises two rooms and is ideal as a modern wine cellar.

The entire house has undergone a complete renovation, carried out in accordance with the preservation of its cultural heritage. It is being sold in its current condition. The house comes with 2 outdoor parking spaces. The expected occupancy permit is July 2026.

DISPOSITION

The offered family house is a 3-room property with a floor area of approx. 86 m² plus a vaulted cellar of approx. 60 m². It is a two-story house; the ground floor features an entrance hall, a kitchen, a separate bedroom with a shower, and a



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living room. The upper floor is designed as a separate room with its own en-suite bathroom and a toilet. The house has a basement featuring a vaulted cellar that consists of two rooms, making it ideal for a modern wine cellar.

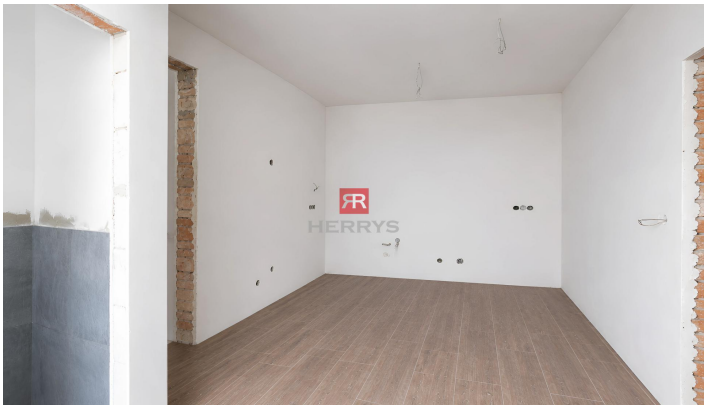
LOCALITY

The Vajnory borough, often referred to as a "village within the city," offers the perfect blend of peaceful, countryside-style living with excellent accessibility to downtown Bratislava. This location is renowned for its rich winemaking tradition, vibrant folklore, and a welcoming community atmosphere that is tailor-made for family life. In the immediate vicinity, you will find comprehensive civic amenities, including schools, kindergartens, shops (such as Lidl and the Vajnoria shopping center), a health clinic, and cozy restaurants. Those who enjoy an active lifestyle will certainly appreciate the proximity to the natural beauty of the Little Carpathians, the popular Vajnory Lakes, and excellent connections to an extensive network of cycling paths. By purchasing this house, you are not merely acquiring a property, but primarily a harmonious home in one of the greenest and most peaceful neighborhoods in the capital.



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BENEFITS

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Completely renovated
vaulted basement with potential
2 outdoor parking spaces
excellent location (two schools, a preschool, and Park pod lipami are all within a 5-minute walk)Completely renovated
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PRICE

The price of the fully renovated house in standard finish is €390,000

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