Family house
Mečíková, Bratislava-Devínska Nová Ves

599 990 €

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 – SPACIOUS FAMILY HOUSE FOR SALE, IDEAL FOR MULTI-GENERATIONAL LIVING IN DEVÍNSKA NOVÁ VES

HERRYS Real Estate offer exclusively for sale a spacious family home with two separate living units, located on Mečíkova Street in Bratislava – Devínska Nová Ves.

The property is situated on a 639 m² plot and offers comfortable family living with exceptional flexibility. It is an ideal choice for multi-generational living, combining family life with a home office, or accommodating guests while maintaining privacy. The house was complete renovated and extension in 2001, creating a generous living space with two fully independent residential units that provide both comfort and privacy for everyday living.

The house consists of two separate living units.

The built-up area of the house is 159 m² and is complemented by a 30 m² terrace, providing an inviting outdoor space for relaxation and leisure. The property also includes a detached garage for one vehicle, with additional parking for two to three cars within the courtyard.

This property is an excellent choice for buyers seeking generous living space, privacy and flexible use in one of the most peaceful residential areas of Devínska Nová Ves.

DISPOSITION

The house offers generous living space, a high level of privacy and a flexible layout, making it an ideal choice for multi-generational living or for combining family life with a home office or business activities.

The first living unit, with a floor area of 79.36 m², comprises a living room, bedroom, kitchen and bathroom. Thanks to its separate entrance and fully self-contained layout, it offers a wide range of possibilities – whether as

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accommodation for family members, guest quarters, or an independent space for running a business or working from home.

The second living unit, with a floor area of 122.10 m², is thoughtfully divided into day and night zones. The ground floor features an entrance hall, a separate kitchen and a spacious living room that forms the heart of the home. The upper floor offers a generous central hall providing access to the master bedroom, bathroom, guest room and a second living room. From this living room, there is access to two separate children's bedrooms, creating a well-defined private area with ample space for every member of the family.

The well-designed layout ensures comfortable living for a larger family while offering exceptional flexibility to adapt the property to the future owners' individual lifestyle and needs.

LOCALITY

Devínska Nová Ves is one of Bratislava's most sought-after residential districts, offering a unique combination of peaceful family living and immediate access to nature. Mečíkova Street is situated in a quiet neighbourhood of family homes at the foot of Devínska Kobyla, one of the city's most popular natural areas.

The location is ideal for an active lifestyle, with numerous hiking and cycling trails, the Morava River, the Devínska Kobyla Nature Reserve and the Sandberg natural monument all within easy reach. At the same time, the property benefits from excellent transport connections to Bratislava city centre as well as convenient access to the motorway network.

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BENEFITS

WHY THIS HOME IS THE RIGHT CHOICE

- Peaceful residential neighbourhood of family homes on Mečíkova Street
- Exceptional combination of comfortable family living and close proximity to the natural surroundings of Devínska Kobyla and Sandberg
- Two separate living units offering privacy and flexible use
- Completely renovated and extended in 2001
- 639 m² plot with a 30 m² terrace
- Detached garage and on-site parking for an additional two to three vehicles
- An ideal solution for multi-generational living or combining family life with a home office or business

PRICE

€599,990(The price includes professional real estate services and the agency commission.)© The text and photographs are protected by copyright and are the property of HERRYS Real Estate.

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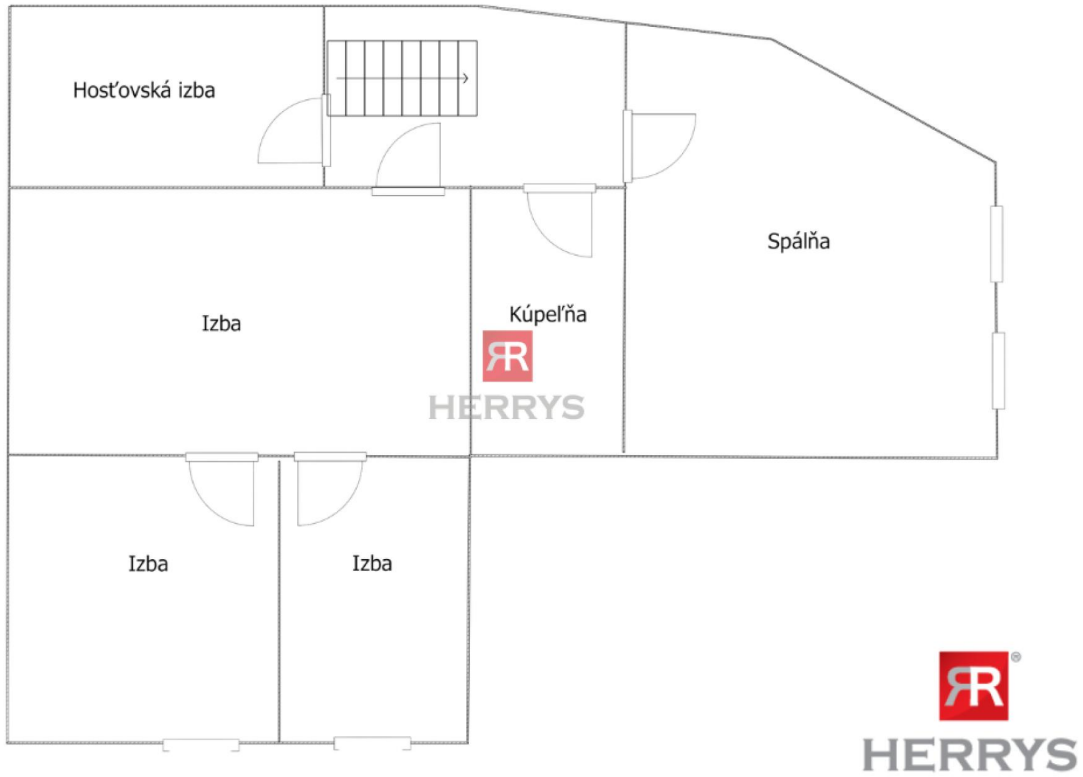
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