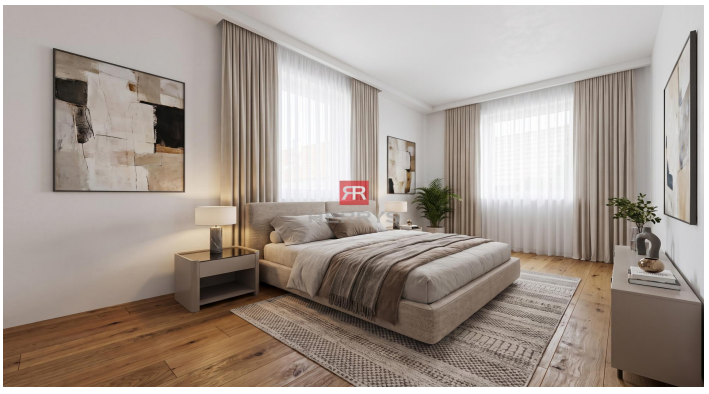
Family house
Roľnícka, Bratislava-Vajnory

380 000 €



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 - 4-BEDROOM NEW CONSTRUCTION HOME FOR SALE IN VAJNORY

The HERRYS real estate agency is offering for sale a newly built 4-bedroom single-family home in Vajnory with a front yard.

The home is located on Roľnícka Street, with completion scheduled for November 2026.

Interior area: 90 m2 + front yard: 45 m². The house has two stories; the ground floor features an entryway, a separate restroom, and a living room with a kitchen and dining area, while the second floor has three separate bedrooms and a bathroom. The property includes a front yard and two designated outdoor parking spaces. Heating is provided by underfloor heating (powered by an electric boiler with a hot water tank); the house will be pre-wired for air conditioning and outdoor electric blinds.

The single-family home is being sold as a shell with the option of turnkey completion (+ €15,000). The listing includes renderings.

Expected occupancy permit: November 2026

The house is part of the new “Ľudové domy” project in Vajnory, which consists of 6 separate units (3- and 4-room units).

DISPOSITION

The house has two stories; the ground floor features an entryway, a separate restroom, and a living room with a kitchen and dining area, while the second floor has three separate bedrooms and a bathroom.

Mgr. Radka Tonková
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Ad ID: RT777c

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.

BENEFITS

newly built home
front yard
can be finished to standard
2 outdoor parking spaces
excellent location (two schools, a preschool, and Park pod lipami are all within a 5-minute walk)

PRICE

380.000 €

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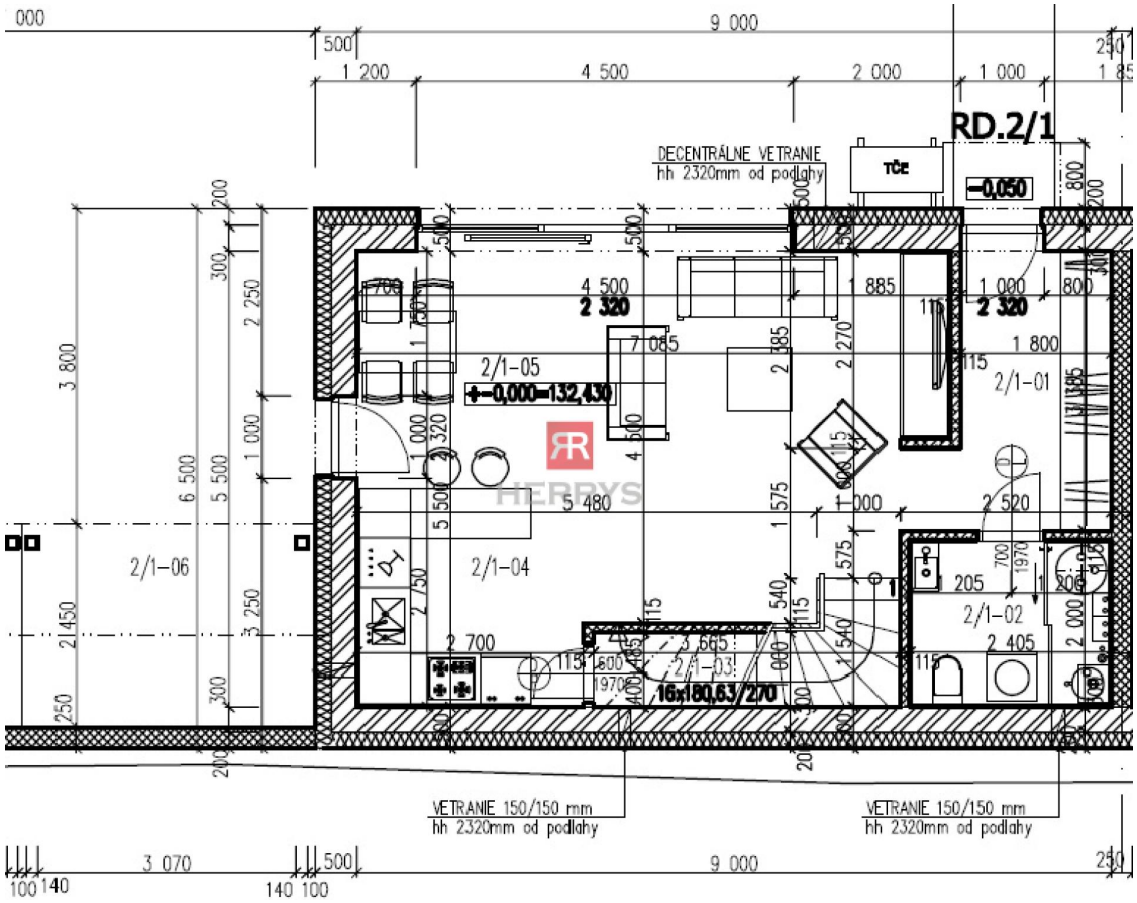
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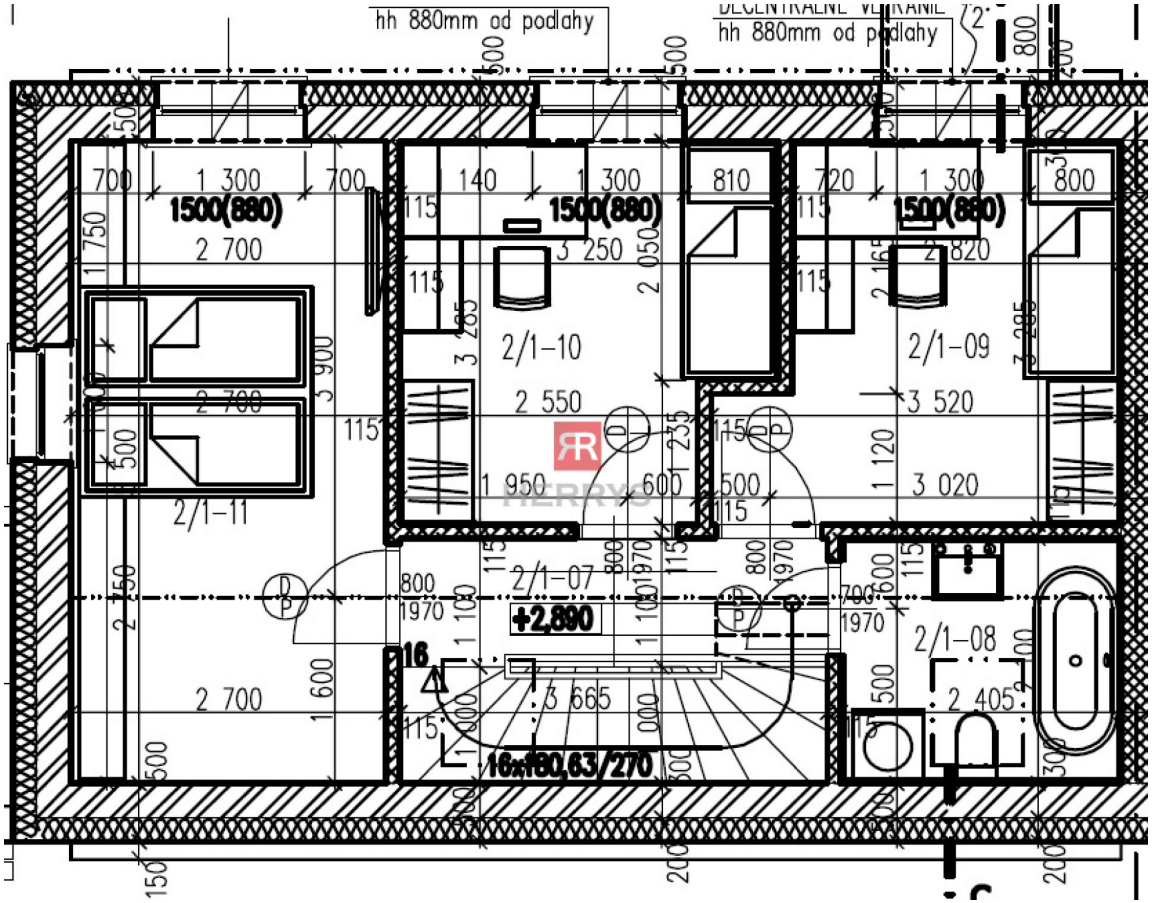
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