

Family house with land 620m², Bratislava Nové Mesto, new construction
Bratislava III - Ahoj - Na Ahoji

FOR SALE

2 499 000 €
(4 030 € / m²)

Property ID: 728298

Condition

New building: yes

Terrain: slope

Access road: asphalt road

Year of construction: 2023

Size

Number of rooms: 6

Land area: 620 m²

Built up area: 136.3 m²

Floor

Number of floors: 2

Property equipment

Air condition: central

Fire place:

Heating: own - electric

Water: public water-supply

Electricity: 230/400V

Gas: no

Sewerage: yes

Energy certificate: A



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Property description

We offer exclusive for sale a new 6-room family house with 2 baths, on land 620m².

Newly constructed family house in a beautiful location under the forest **Ahoj - Briežky**.

Video: <https://www.youtube.com/watch?v=KWZWbj7OqRo&list=TLGGlx9riYUryfcyODA0MjAyNA&t=1s>

3D scan: <https://my.matterport.com/show/?m=ENJwSE11NnP>

The construction is completed, the interior has been finished with custom made furnishing. Actually is the house rented so it is suitable also as an investment property.

The house has 6 rooms and 2 bathrooms on two floors, heating to the heat pump (estimated heating costs 20 €/month), energy certificate A0, floor heating, ceiling cooling and terrace beautiful views of Bratislava.

The land is led by a new asphalt road, the land is brought sewer, urban water supply, electricity.

The terrain is sloping with an elevation of about 2.5 m.

Land has dimensions 24m x 26m

Usable area of the house is 160.5 m², ground floor 113.6 m², floor 46.8 m²

The roof pitch is 22 °. The house has a pre-preparation for a built-in fireplace.

The bathroom on the ground floor has toilet, bath and shower. The bathroom on the floor is toilet and shower.

The living room is connected to the kitchen, the kitchen has also a pantry.

The house has 5 bedrooms, 2 on groundfloor and 3 on the first floor.

In the basement is possible to make a movie-room or guest-house with separated entrance.

Parking standing is exterior, on the plot, behind the electric sliding gate.

The construction is just before granting the final approval registration.

Price of the house with land after completion is 2.499.000,- EUR.

Please contact: Kristína Kubíková, +421 940 609 230, kubikova@expat.sk

Looking forward to seeing you at the inspection!



3D preview



Link to property



Video

Rodinný dom - prízemie
Family house - ground floor

ulica Na Ahoji
Bratislava III

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

101	VSTUPNÁ CHODBA/ENTRANCE HALL	6,64 m ²
102	CHODBA/HALL	8,60 m ²
103	IZBA/ROOM	12,65 m ²
104	TOALETA/TOILET	2,00 m ²
105	KÚPEĽŇA/BATHROOM	6,68 m ²
106	IZBA/ROOM	13,22 m ²
107	IZBA/ROOM	12,83 m ²
108	SKLAD/STORAGE	2,78 m ²
109	CHODBA/HALL	3,27 m ²
110	SCHODISKO/STAIRWAY	4,00 m ²
111	OBÝVACIA IZBA/LIVING ROOM	23,10 m ²
112	KUCHYŇA/KITCHEN	9,90 m ²
113	KOMORA/PANTRY	1,53 m ²
114	TECH. MIESTNOSŤ/TECH. ROOM	4,54 m ²
PLOCHA CELKOM/TOTAL AREA	111,74 m²	
115	TERASA/TERRACE	50,50 m ²



Rodinný dom - podkrovie
Family house - attic

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LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

201 CHODBA/HALL	9,17 m ²
202 IZBA/ROOM	16,74 m ²
203 ŠATNÍK/WARDROBE	4,55 m ²
204 KÚPEĽŇA/BATHROOM	3,00 m ²
205 IZBA/ROOM	11,27 m ²
PLOCHA CELKOM/TOTAL AREA	44,73 m²



Výmery majú iba informatívny charakter
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