



Plot 620m<sup>2</sup> with building permit close to the forest, Nové Mesto Ahoj  
Bratislava III - Ahoj - Na Ahoji

**FOR SALE**

**1 199 990 €**  
( 1 930 € / m<sup>2</sup> )

**Property ID: 727850**

#### Condition

**Condition:** not finished

**Terrain:** slope

**Access road:** asphalt road

**Year of construction:** 2023

#### Size

**Number of rooms:** 6

**Land area:** 620 m<sup>2</sup>

**Built up area:** 136.3 m<sup>2</sup>

#### Floor

**Number of floors:** 2

#### Engineering networks

**Heating:** own - electric

**Water:** public water-supply

**Electricity:** 230/400V

**Gas:** no

**Sewerage:** yes



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## Property description

**We offer for sale an exclusive plot of land with a bungalow-type family house under construction, with a residential attic, with 6 rooms and 2 bathrooms.**

You don't want to worry about the long-term, several-year processing of a building permit, and do you want to move in this year? We have for you a plot of land with a house under construction in a beautiful location under the forest **Ahoj - Briežky**.

At the moment, the building is in the phase of pulling the perimeter walls and pouring the base plate.

### PROJECT

The house will have 6 rooms, 2 bathrooms, heat pump heating (estimated heating costs €20/month), energy certificate A0, underfloor heating and a beautiful view of Bratislava from the terrace.

A new asphalt road leads to the property, sewerage, municipal water supply and electricity are connected to the property.

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

The maximum dimensions of the built-up area are 12,810 x 12,020 m, usable area 139.8 m<sup>2</sup>, living area 79.5 m<sup>2</sup>. The total floor area is 128.0 m<sup>2</sup>.

Ground floor area 99.0 m<sup>2</sup>, first floor area 40.7 m<sup>2</sup>. Roof slope 22°.

### WORK PLAN

31.03.2023 Completion of perimeter walls and base plate (at this selling price)

31.05.2023 Completed rough construction

30.06.2023 Installed windows, doors and wiring

30.07.2023 Completion of the house with a bare state

30.08.2023 Approval of the project

30.09.2023 Completion of exterior works, entrance gate and landscaping

At each stage, the price will increase based on the costs incurred - more info in RK.



Link to property