

# Land for a family house , Hviezdoslavov

**Price in EA**





## HERRY'S - FOR SALE LARGE PLOT IN THE CENTER OF THE VILLAGE HVIEZDOSLAVOV

Real estate agency HERRY'S offers for sale a large plot in the center of the village Hviezdoslavov - on the corner of Školská and Družstevná streets.

### 1. Basic information about the plot

Cadastral area.

(land areas are 5 321 m<sup>2</sup>, 1 179 m<sup>2</sup> and 1 180 m<sup>2</sup>)

Type of land: Arable land

### 2. Spatial planning information

Functional use:

Main use: Housing in family houses

Additional uses: civic amenities, sports and physical education, agricultural production (small animal breeding only), recreation, public green space

Unacceptable functions: Residential houses, manufacturing operations with disturbing influences, parking lots for trucks over 3.5 t, technical equipment of supra-local character

### 3. Regulations and limits

Maximum height of buildings: 2 storeys

Maximum built-up area of the plot:

40 % for semi-detached and terraced houses

30 % for detached houses and other buildings

Minimum proportion of green space:

20 % for semi-detached houses

50 % for detached houses

Specific requirements:

The minimum plot area for a detached house is 650 m<sup>2</sup>

The street space of access roads should be 6 m (up to 80 m) or 8 m (over 80 m) wide



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## DISPOSITION

the plots have areas of 5 321 m<sup>2</sup>, 1 179 m<sup>2</sup> and 1 180 m<sup>2</sup>

## LOCALITY

Hviezdoslavov is a picturesque village located near the capital Bratislava, in the district of Dunajská Streda. With a population of approximately 1,300 inhabitants, it is a dynamically developing locality that offers a combination of quiet country life and proximity to urban amenities.

The village is known for its pleasant atmosphere, wide streets and family atmosphere, making it an ideal place for families and individuals looking for a peaceful environment. Hviezdoslavov has basic amenities such as shops, a nursery and primary school and cultural facilities. Many residents take advantage of the opportunities to relax in the countryside thanks to the surrounding green landscape.

The strategic location of the village allows quick access to the motorway and the centre of Bratislava.

This region is attractive for those seeking a combination of quiet living and the benefits of city life.

## BENEFITS

UPÍ allows the construction of houses  
in the centre of the village of Hviezdoslavov

## PRICE

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