Family house
Hradská, Bratislava-Vrakuňa

449 000 €











HERRYS - 5-ROOM FAMILY HOUSE WITH POTENTIAL AND GENEROUS PLOT OF LAND FOR SALE IN VRAKUNA

HERRYS real estate agency exclusively offers for sale a spacious 5-room family house with potential and generous land in Vrakuna on Hradská Street.

This brick house from 1974 is located at the beginning of Vrakuna – in an area with quick access to the center of Bratislava, but at the same time with plenty of greenery and a pleasant atmosphere.

The house, with a total area of up to 290.8 m², is divided into 3 floors and offers comfortable living even for a larger family. It has undergone partial reconstruction – the windows have been replaced, the roof and two sides of the facade have been insulated, the wiring has been partially replaced, and a new gas boiler has been installed, which provides heating and hot water.

The first floor has been completely renovated and designed with an emphasis on style and functionality.

The second floor offers space to finish according to your own ideas – it has undergone partial renovation.

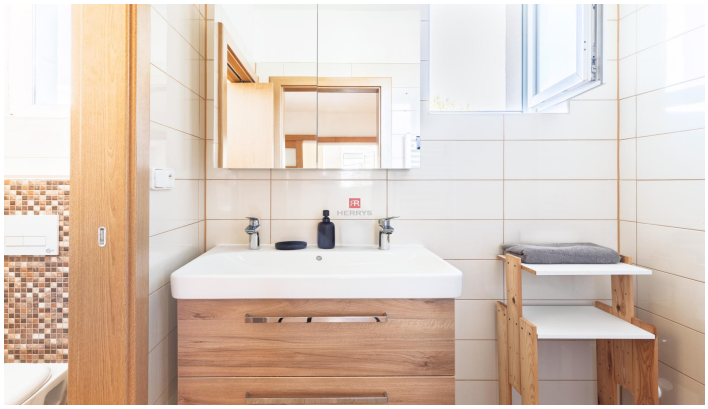
On the ground floor, there are two rooms that can be used as a laundry room or cellar and a practical garage for one car.

The 725 m² plot is flat, with a well-maintained garden, greenhouse, and private well.



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The house is being sold partially furnished – upon agreement, it can also be sold with furniture and appliances, which will make moving easier for the future owner.



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DISPOSITION

Ground floor - 95.1 m2

- 2 rooms
- garage

1st floor

- living room with kitchen and dining room
- master bedroom
- bathroom with toilet
- balcony

2nd floor

- living room
- 2 bedrooms
- bathroom with toilet
- terrace

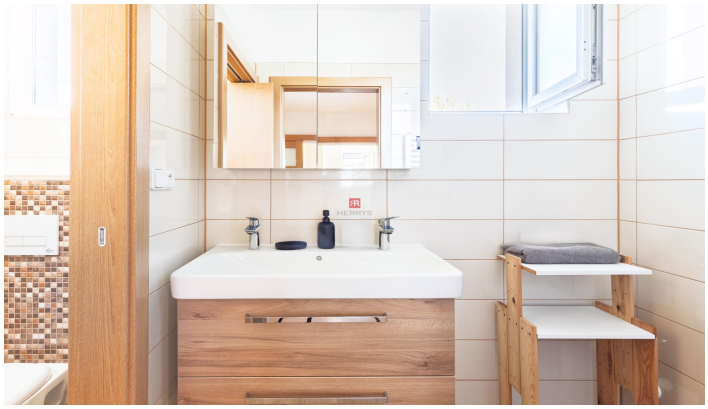
LOCALITY

Hradská Street in Vrakuna offers pleasant and quiet living surrounded by greenery, with excellent access to the city



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center.

The location provides complete civic amenities – shops, schools, kindergartens, a health center, a post office, restaurants, and sports facilities are all nearby. Another advantage is the quick connection to the center of Bratislava and the highway, both by car and public transport. Within walking distance, you will also find the Vrakunský Forest Park and the embankment, which offer ideal opportunities for walks, sports, or relaxation in nature.

BENEFITS

- Excellent accessibility to all parts of Bratislava
- Completely renovated floor suitable for immediate occupancy
- Possibility to renovate the rest of the house according to your taste
- Excellent civic amenities

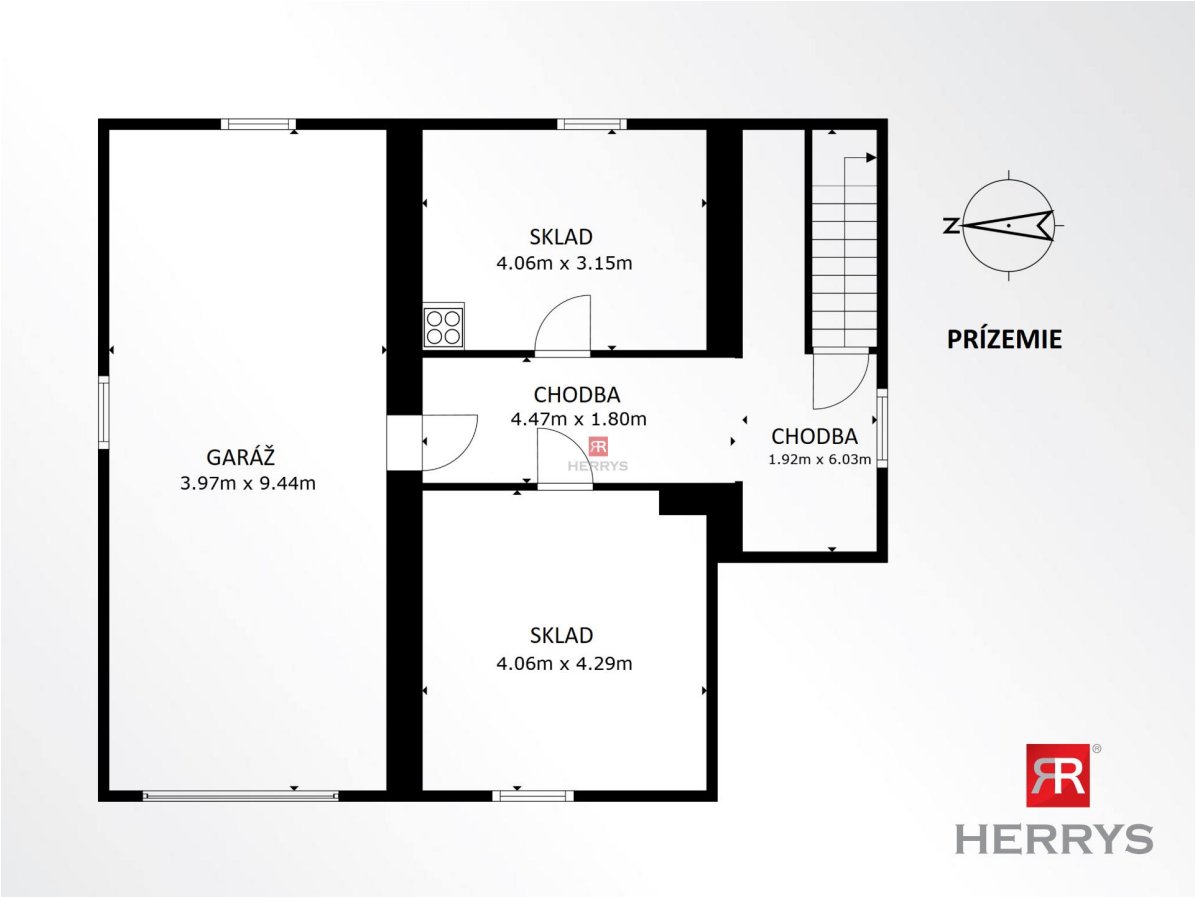
PRICE

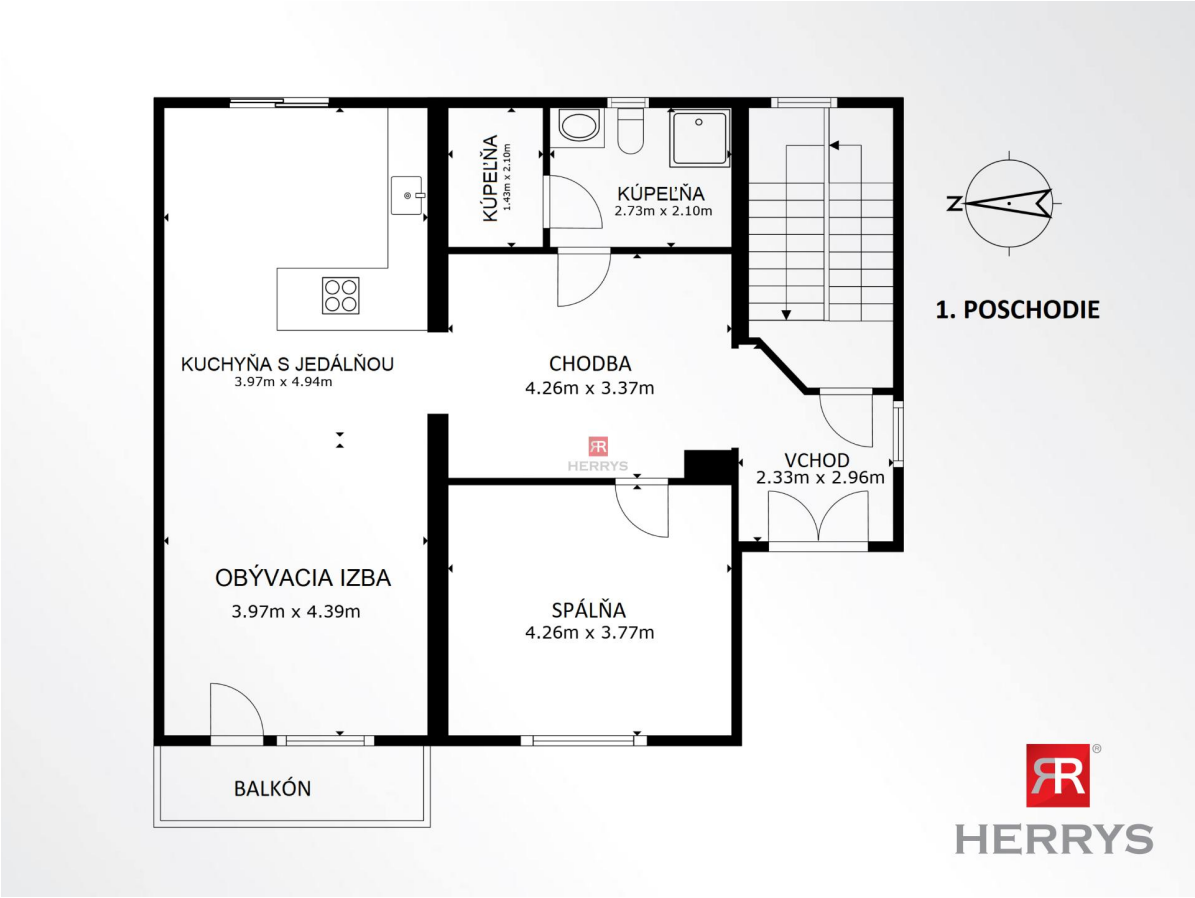
EUR 449,000 including legal services

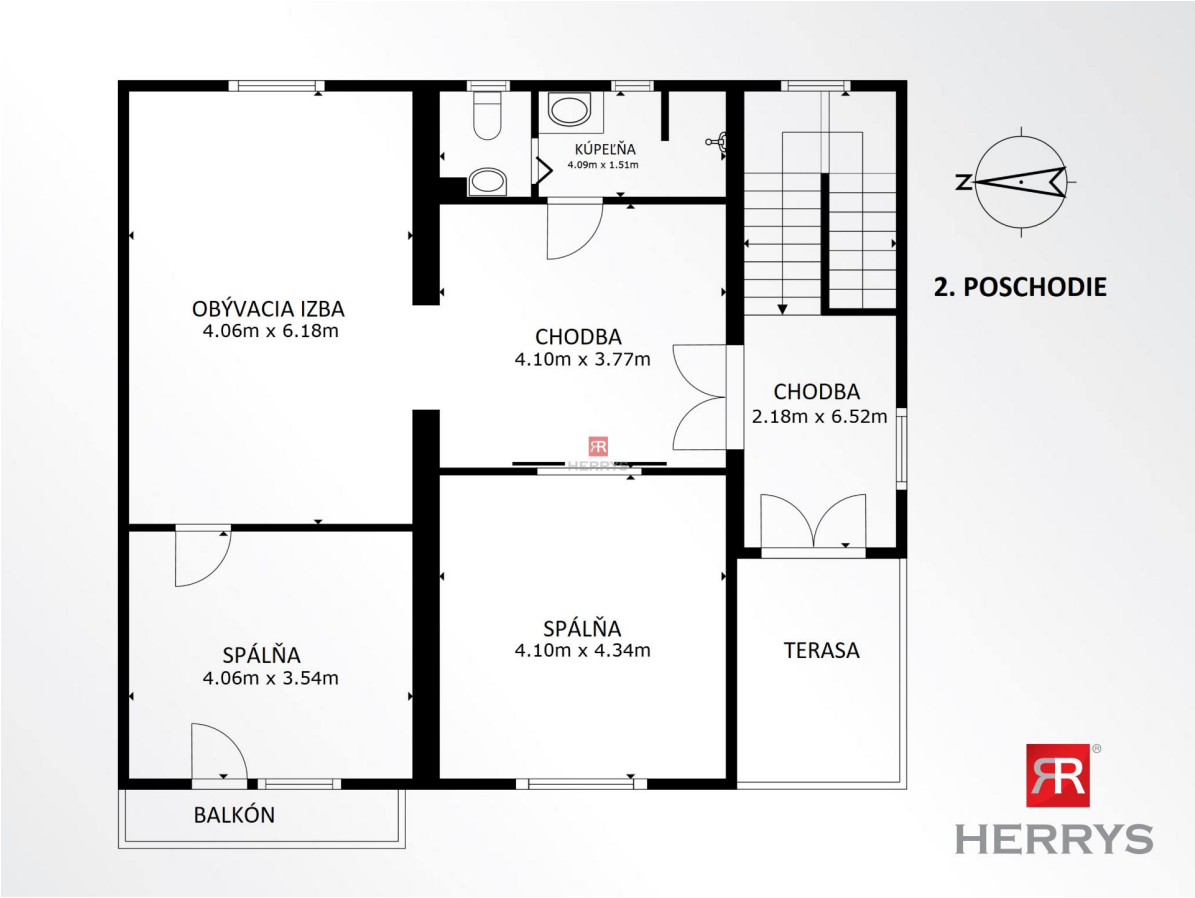
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SKLAD
4.06m x 3.15m
CHODBA
4.47m x 1.80m
CHODBA
1.92m x 6.03m
GARÁŽ
3.97m x 9.44m
SKLAD
4.06m x 4.29m
PRÍZEMIE
HERRYS


KÚPEĽŇA
1.43m x 2.10m
KÚPEĽŇA
2.73m x 2.10m
Z
1. POSCHODIE
KUCHYŇA S JEDÁLŇOU
3.97m x 4.94m
CHODBA
4.26m x 3.37m
HERRYS
VCHOD
2.33m x 2.96m
OBÝVACIA IZBA
3.97m x 4.39m
SPÁLŇA
4.26m x 3.77m
BALKÓN
HERRYS


KÚPEĽŇA
4.09m x 1.51m
OBÝVACIA IZBA
4.06m x 6.18m
CHODBA
4.10m x 3.77m
CHODBA
2.18m x 6.52m
SPÁLŇA
4.06m x 3.54m
SPÁLŇA
4.10m x 4.34m
TERASA
BALKÓN
Z
2. POSCHODIE
HERRYS