Land for a family house
Frankovská, Bratislava-Nové Mesto

525 000 €

FOR SALE - PREMIUM BUILDING LOT IN KOLIBA - VTÁČNIK

Are you looking for the perfect place for your future home—one that combines absolute privacy, a touch of nature, and a one-of-a-kind view of the city? HERRYS Real Estate is offering for sale a prime building lot situated on a sought-after, sunny slope of the Little Carpathians, in the prestigious Koliba–Vtáčnik neighborhood.

This lot is part of an attractive project for a newly developing private neighborhood. On a safe and quiet cul-de-sac, a community zone with thirty single-family homes will be built here, guaranteeing new owners a high standard of living, clean air, and the prestige that only life high above the city can offer.

KEY PLOT PARAMETERS:

Location: Bratislava III – Nové Mesto (Vinohrady), Frankovská Street

Total area: 809 m² (of which 739 m² is the plot itself and 70 m² is a share of the access road)

Orientation: South to southeast, ensuring sunlight throughout the day

Location: Southern slope of the Little Carpathians

ZONING REGULATIONS AND UTILITIES:

Intended use: Construction of single-family homes

Building coverage ratio: 20%

Permitted number of stories: 2 above-ground stories + 1 recessed story

Permit status: A legally binding zoning decision for the access road and utility networks has already been issued. Proceedings for the issuance of a building permit for the roads and utility networks are currently underway.

DISPOSITION

Total area: 809 m² (of which 739 m² is the plot itself and 70 m² is the share of the access road)

LOCALITY



Mgr. Radka Tonková
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Living in Koliba is among the best the Bratislava real estate market has to offer. On the one hand, the Bratislava Forest Park is right at your doorstep, offering plenty of opportunities for active relaxation—from morning runs and biking to weekend walks with your dog. On the other hand, you can drive to the city center in just a few minutes, so you never lose touch with city life. It’s the perfect harmony between a vibrant metropolis and a peaceful retreat surrounded by greenery.

BENEFITS

There are very few properties on the market with similar features, ideal orientation, and such a captivating view. This is an exceptional investment in your quality of life and an opportunity to build a home that will reflect your success. Treat yourself and your family to a space that offers maximum freedom, a sense of privacy, and a view you’ll never tire of.

PRICE

525.000 €

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