



Land

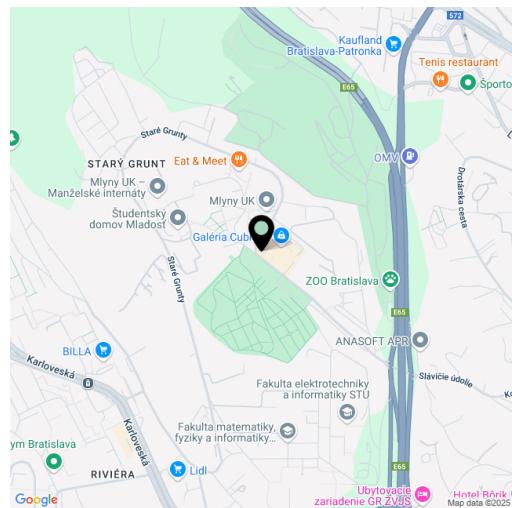
Ask for price

2 152 m², Bratislava IV, Karlova Ves, Staré Grunty



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| Price per sq. m. | Ask for price |
|------------------|----------------------|
| Total area | 2 152 m ² |
| Land type | Other |
| Reference number | 109259 |



This exceptional plot of land for sale is situated in the dynamically developing location of Staré Grunty in the Karlova Ves district. The land is designated in the UPI with the function “Civic amenities of citywide and supra-urban importance,” which means it can be developed. Accordingly, administration, services, culture, research and other facilities of public interest are permissible, while up to 30% of the total floor area can also be used for housing.

The land is located in a moderately busy area. In terms of zoning regulations, the land is included in the functional zone 201 - Civic amenities of citywide importance, which means a wide range of permissible uses:

- administration, services, education, culture, outpatient clinics, coworking for a maximum of 30% of the floor area and housing (e.g. service apartments, short-term accommodation).

The land has direct access from an asphalt road. **Networks** (water, sewerage, electricity, fiber-optics) are located on the plot. Other amenities are in the immediate vicinity - a detailed connection needs to be checked with the project.

The location is characterized by excellent accessibility - it takes about five minutes by car to get to the center of Bratislava. The land has a quick connection to the D1, D2, and D4 highway ring road and there is a public transport stop (line number 39) within walking distance. A full range of amenities including grocery stores, a pharmacy, schools, kindergartens, restaurants, sports, and leisure facilities as well as the **Cubicon shopping center** are in the immediate vicinity.