



Land

533 m<sup>2</sup>, Bratislava III, Nové Mesto

Sold



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Price per sq. m.	€ 750
Total area	533 m <sup>2</sup>
Land type	Housing
Reference number	110020

**Plot for sale located in the peaceful Ahoj neighborhood of Bratislava's New Town district. The property features a house, a private well, and a cellar, all surrounded by greenery yet within easy reach of urban amenities.**

The property includes a two-room house with a separate brick-built cellar and a **summer kitchen**. The house is heated by electric radiators and a solid fuel stove. The plot is equipped with an electricity connection, municipal water supply, and its **own well**. A public sewer line runs directly in front of the property, along the access road.

According to the land-use planning information (ÚPI), the plot is designated as a residential area for family houses, allowing a maximum of two above-ground floors plus a recessed floor. The permitted lot coverage is 30% (with a possible building footprint of up to 400 m<sup>2</sup>), and the green area coefficient is 0.6.

The Ahoj neighborhood is known for its quiet residential atmosphere, abundant greenery, full civic amenities in the nearby surroundings, and excellent public transport connections to the city center. This address offers an exceptional setting for peaceful family living.