





## Land

850 m<sup>2</sup>, Bratislava I, Staré Mesto

**Sold**

Price per sq. m.	€ 2
Total area	850 m <sup>2</sup>
Land type	Housing
Reference number	40888

This unique 850 sq. m. plot of land on Castle Hill offers the possibility to build a dream family house, an excellent address for your business, or an interesting investment opportunity, as the land has been developed as an investment plan for a house with three residential units approved by the building authority. The location is easily accessible from any part of the city. This popular residential project on Castle Hill guarantees quiet living as well as proximity to the historic city center and to Mountain Park.

As the previous family house on the plot has been legally demolished, all **utilities and an asphalt driveway** are in place. We also have a documented view of Bratislava Castle and the Slavin Monument from the first floor. The functional use of the area allows for the construction of a low-rise residential building—a **family or apartment house with a maximum of 3 floors**. The built-up coefficient is 0.3.

Investment plan approved by the building authority for a three-unit house:

1. house usable area 341 sq. m.
2. house usable area 272 sq. m.
3. house usable area 199 sq. m.

Total area according to the investment plan is 812 sq. m. including 131 sq. m. of terraces.

The offer includes an elevation survey, coordination situation, and geological survey.