



## Land

1 551 m<sup>2</sup>, Bratislava III, Nové Mesto, Koliba, Pod Vtáčnikom

**Sold**





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Price per sq. m.	€ 0
Total area	1 551 m <sup>2</sup>
Land type	Housing
Reference number	33955

**Building plot at the foot of the Little Carpathians in Koliba - Pod Vtáčnikom.** This spacious plot is situated on a slightly sloping terrain near the forests of Koliba. It is ideally suited for quiet family living, with views of Bratislava and in close proximity to nature yet with excellent access to the city center.

The land is 32 meters wide and leads to an access road. **Permission has been issued for the building of a road and all utilities** (electricity, water, gas, sewerage). Buoyancy coefficient 0.3.

The location of the land is lucrative due to its **unique panoramic views of the center of Bratislava**. The surroundings offer many opportunities for hiking and biking, summer and winter sports, or just walking through the vast meadows of Koliba. There are plenty of **cafes, restaurants, schools**, and complete civic amenities nearby. Access to the site is possible not only by bus, but also by trolleybus. By car you can get to the center in 7 min, to Račianska and Šancova streets in 3 minutes.

Total land area 1,551 m<sup>2</sup>.

