



## RESERVED 3-bdr apt 1.floor, 94m<sup>2</sup>, loggia 8m<sup>2</sup>, A2-TOP4

Kittsee - Am Strandbad - KITTSEE SEEPARK

**FOR SALE**

Price at broker

**Property ID: 669720**

### Condition

**New building:** yes  
**Furnishing:** unfurnished  
**Orientation:** north west  
**Building material:** brick  
**Year of construction:** 2021  
**Year of building approval:** 2022

### Size

**Number of rooms:** 4  
**Usable area:** 94 m<sup>2</sup>  
**Total area:** 102 m<sup>2</sup>

### Floor

1. of 2 floors  
**Elevator:** yes

### Parking

outdoor

### Property equipment

**Bathroom:** 1x, yes  
**Windows:** plastic  
**Loggia:** yes 8.00 m<sup>2</sup>  
**Air condition:** central  
**Fire place:**  
**Heating:** central - common boiler room  
**Gas:** no  
**Energy certificate:** B  
**Wheelchair access:** yes



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## Property description

**A2-TOP4:** 3-bedroom apartment 93,6 m<sup>2</sup> in STANDARD equipment, loggia 7,87 m<sup>2</sup>, with an exceptional view of the lake and Bratislava, with share on the common beach to the house and on common areas and lakes. It is located in a low-energy new building with 6 residential units - Aquarius 2 project, by the lake in Kittsee (Seepark project), only 9 km from Bratislava. The apartment is on the level of the entrance to the building, on the 1st floor, in a 3-storey building with an elevator, only two apartments on one floor. The apartment is oriented to the west and north.

**Virtual 3D-inspection of the apartment:** <https://my.matterport.com/show/?m=tNuocUfD63z>

**Video for the apartment:** <https://youtu.be/GyY7PTtm5As>

### STANDARD:

- Entrance door to the apartment security fire protection (ADLO).
- Plastic patio doors and windows anthracite outside, white inside, 3-glass
- Electrically operated external blinds, anthracite
- Schiedel chimney in each apartment - preparation for the fireplace
- Quality wiring, switches and sockets Legrand
- Cable TV, wiring to the apartment, preparation for satellite
- Geberit concealed systems
- Washing machine valve in a separate toilet (possibility to stack washer and dryer)
- Fire alarms
- Ceiling cooling and ceiling heating. Temperature control individually in each room incl. bathrooms.
- Heating / cooling for the whole apartment building is provided by TOSHIBA heat pumps (external units are located on the roof of the apartment building)
- DHW preparation is provided by 3 additional electric boilers in the boiler room (each on one floor, supplies water for 2 apartments).
- Interior doors white, white door frames
- Laminate floors oak decor
- Tiling and paving in the bathroom and in separate toilet and on loggia
- Kaldewei enamel bath, glass bath screen, Laufen sanitary facilities: WC, bidet, washbasin, Hansgrohe faucets, ladder radiator, Vents fans
- Kitchen is not included in the price of the apartment, the buyer can make it according to their taste and needs
- The kitchen has a sink connection, dishwasher siphon, sockets, 230 / 400V electricity (400V for induction hob)
- In the part intended for the dining table, there is a separate ceiling lamp and a socket
- Exterior socket on the loggia
- The ceiling in the apartments with a loggia is 250 cm, the balcony door is 230 cm high
- Under the staircase at the level of the entrance to the apartments with gardens, there is an open space for storing bicycles (for all apartments)
- There is a common entrance to the shared beach, which is separated from the apartments with gardens by a fence, at the level of apartments with gardens

### BUILDING DESCRIPTION:

- Three-storey apartment building with 6 apartments
- Barrier-free access to the house and apartments
- Energy certificate B (29kWh / m<sup>2</sup> per year, fGEE 0.77)
- Brick construction 25cm brick + 20cm polystyrene
- Partition between the flats 30cm acoustic brick



- Concrete ceilings
- OTIS passenger lift for 6 people
- Data network cat.6
- In the basement at beach level there will be a place for storing bicycles under the stairs.
- The apartment house has a shared beach and access to the lake and a share in the land Seepark Kittsee
- Orientation of the beach is to the north, in summer the apartment house creates a pleasant shade.
- The apartment building has 6 apartments on 3 floors, common entrance from the street and the beach.
- A property manager will be appointed for the apartment building.
- The land is connected to electricity, water and sewage.

The apartment building was completed in February 2022, and approved in April 2022.

**PARKING:**

The apartment building has an outdoor parking lot with 9 parking spaces.

One parking space for the apartment is priced at 10,000 Euros, the second place can be purchased for 22,900 Euros.

**IMPORTANT INFORMATION:**

The condition for filing for the cadastre is the signing of a declaration that the buyer (and any future owner on the title deed) will use the property for permanent residence and place a permanent residence here, the so-called **Hauptwohnsitz**. The property cannot therefore be used for leisure or uninhabited. In the case of renting, tenants must also register a permanent residence.

**PRICE AND METHOD OF FUNDING:**

**The price of the apartment + price of parking places + realization fees (3.5% real estate acquisition tax, 1.1% deposit fee in the cadastre, EUR 3,500 notary fees, 1.2% of the mortgage loan amount, 3,6% commission for real estate agency).**

**Possibility to purchase the first parking space for 10,000 EUR, and a second parking space for 22,900 EUR.**

The price of the property includes VAT, VAT deduction is not possible.

When financing through a mortgage, the property can be financed through the Slovak branch of Oberbank AG or any Austrian bank. We will provide you with cooperation in arranging a mortgage through our selected mortgage advisers specializing in the Austrian market.

**SEEPARK KITTSEE**

The apartment is located in the village of Kittsee, in the Seepark project, which was created around the lake from the former gravel pit. In the locality there are family houses, terraced houses and low-rise apartment buildings (approx. 80 plots), which have a uniform, luxurious appearance. The apartment house is built on a plot with a private part of the beach and direct access to the lake.

The buyer also buys a share in the Seepark project in the price of the apartment, which means that he will be a co-owner of common lands - land under the lake area, land under the service road at the lakeside houses (you get a remote control to the ramp at the entrance to the Seepark), lands with greenery and children's playground in the corner of the lake and land with parking for the school bus.

By the lake, each apartment building can build one pier, which will be used by all residents of the apartment building together. You can swim, use boats, paddleboards and more in the lake. The lake has two parts - private and public. By buying an apartment you are buying a share in that private part of the lake. The public part of the lake is located at the

gravel on the eastern part of the lake and is separated on the surface by battles. It can be used by the inhabitants of Kittsee village.

#### **LOCATION**

The lake falls under the municipality of Kittsee, but is within walking distance of the municipality of Berg (possibility to use the infrastructure of this municipality). Berg is located in Niederösterreich, Kittsee is located in Burgenland.

The distance from the village of Kittsee is 1-2 km, but currently there is no bike path or sidewalk leading to the village next to the road to Kittsee.

The village of Kittsee is connected to the city of Bratislava only by train, the station is located 3 km from the lake. There is no bus connection at this time.

The apartment house is located only 9 km from Bratislava. Accessibility to Bratislava on the old road 61 from Berg to Petržalka 15 minutes or on the highway E58. Good connections with Vienna via the A6 motorway.

Kittsee has very good shopping facilities (K1 Shopping Kittsee) and civic amenities.

**In case of interest contact me:** Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

@exceptional living by the lake

@1 only with us

@2 NEW BUILDING



3D preview



Link to property



Video





3D preview



Link to property



Video

**4-izbový byt - TOP 4**  
**3 bedroom apartment - TOP 4**

**Seepark Aquarius 2**

**Kittsee (Rakúsko/AT)**

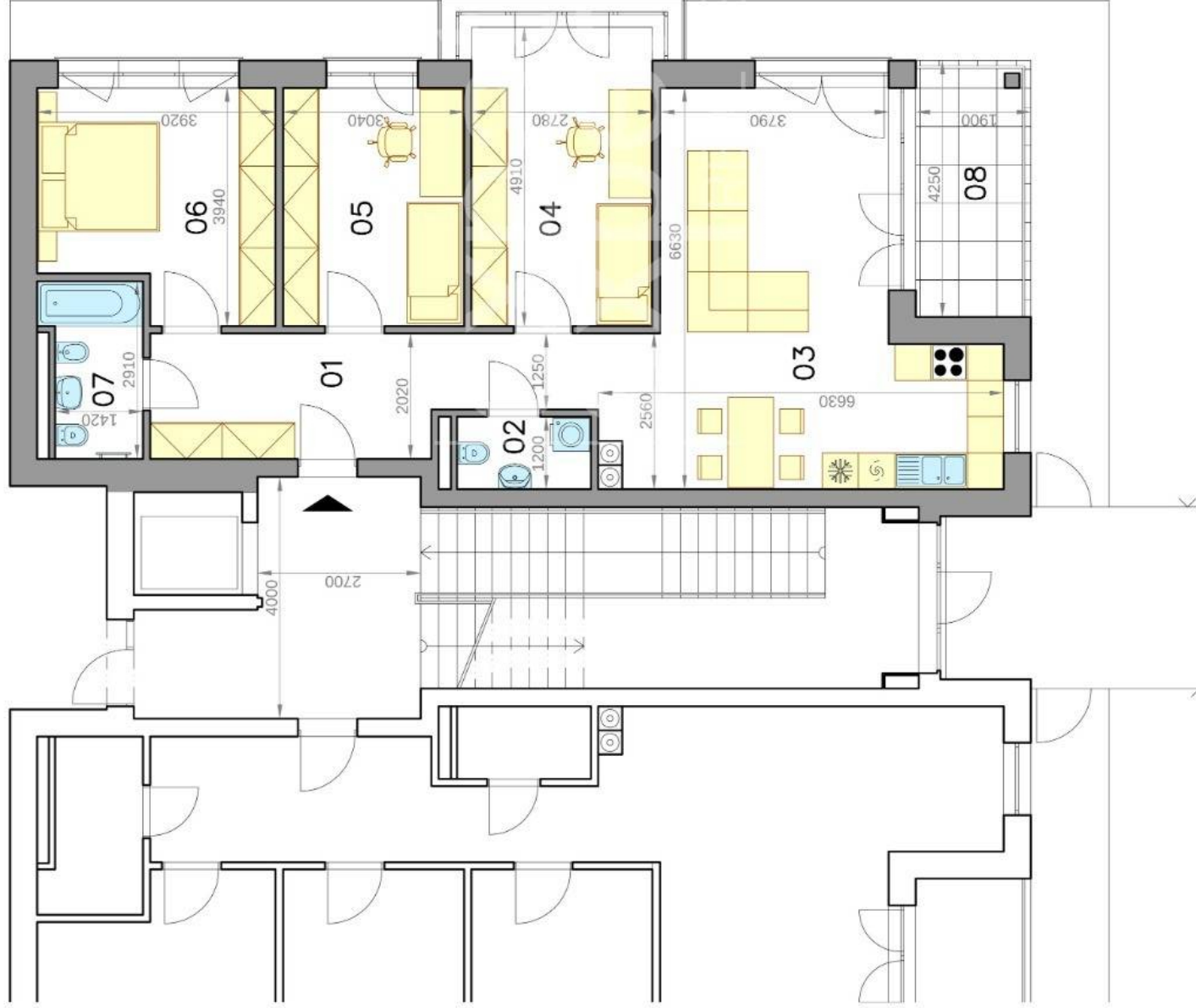
LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	VSTUPNÁ CHODBA/ENTRANCE HALL	13,17 m <sup>2</sup>
02	ZÁCHOD/TOILET	1,95 m <sup>2</sup>
03	OBYVACIA IZBA, KUCHYŇA/LIVING ROOM, KITCHEN	32,40 m <sup>2</sup>
04	IZBA/ROOM	15,75 m <sup>2</sup>
05	IZBA/ROOM	11,85 m <sup>2</sup>
06	SPÁĽŇA/BEDROOM	13,98 m <sup>2</sup>
07	KÚPEĽŇA/BATHROOM	4,50 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>93,60 m<sup>2</sup></b>
08	BALKÓN/BALCONY	7,87 m <sup>2</sup>



Výmery majú iba informatívny charakter  
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**2. podlažie / 2. Ebene / 2nd floor**



**2. PODLAŽIE - TOP 3 + TOP 4**  
**2. FLOOR - TOP 3 + TOP 4**

**Seepark Aquarius 2**

**Kittsee (Rakúsko/AT)**

**LEGENDA BYTOV/LEGEND OF APARTMENTS**

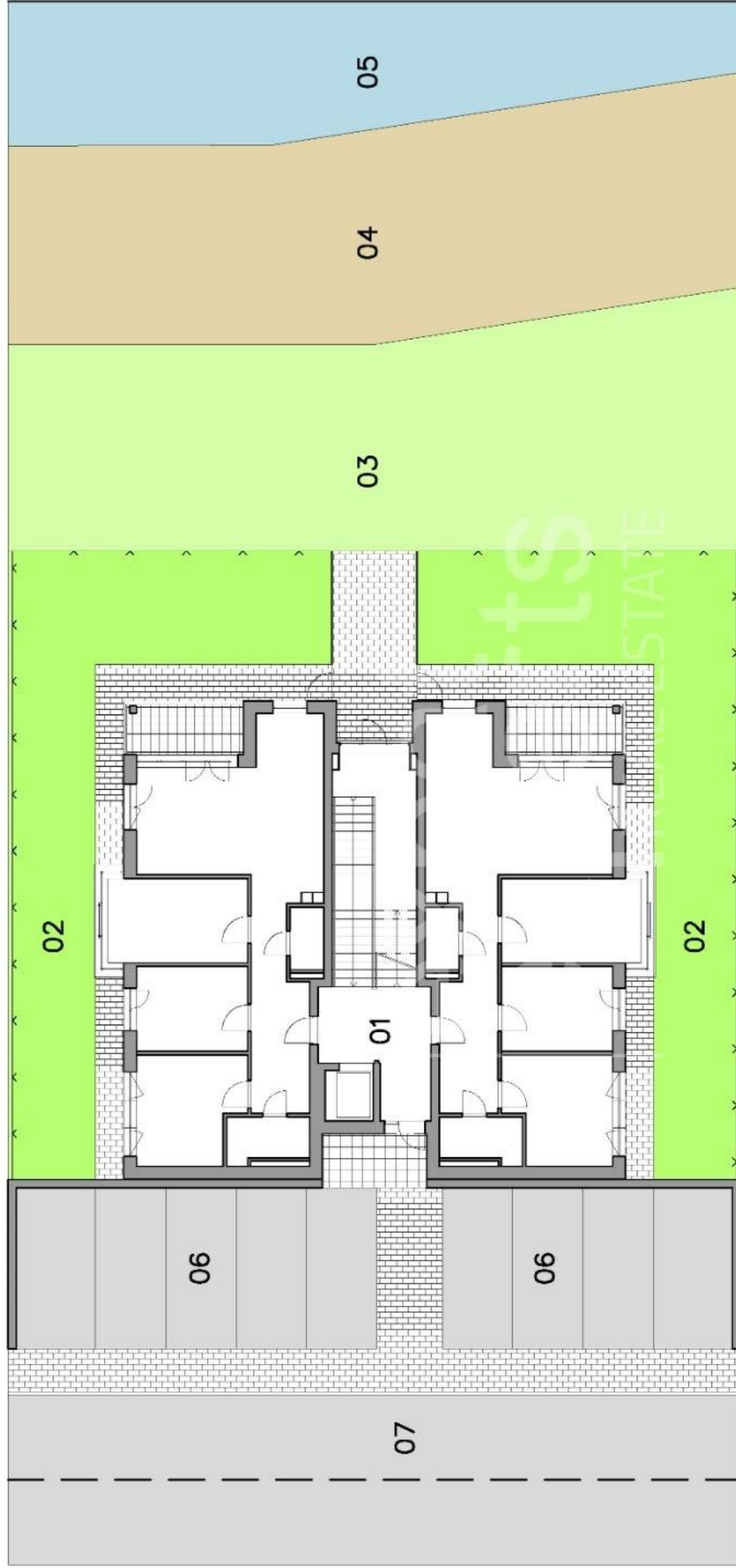
01	4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP3)	93,60 m <sup>2</sup>
02	BALKÓN/BALCONY (TOP3)	7,87 m <sup>2</sup>
03	4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP4)	93,60 m <sup>2</sup>
04	BALKÓN/BALCONY (TOP4)	7,87 m <sup>2</sup>
05	SPOLOČNÁ CHODBA/COMMON HALL	14,50 m <sup>2</sup>
06	VÝŤAH/LIFT	3,00 m <sup>2</sup>



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**Situácia bytového domu**  
**Situation of apartment house**

**LEGENDA MIESTNOSTI/LEGEND OF ROOMS**

01	BYTOVÝ DOM/APARTMENT HOUSE
02	PREDZÁHRADKA/FRONT GARDEN
03	TRÁVNÍK/LAWN
04	ŠTRKOVÁ PLÁŽ/GRAVEL BEACH
05	JAZERO/LAKE
06	PARKOVISKO/PARKING
07	PRÍSTUPOVÁ CESTA/ACCESS ROAD