

3-BDR APARTMENT NEAR LAKE, balcony, windows to park, 1.floor, A3TOP4
Kittsee - Kittsee, Am Seepark - KITTSEE SEEPARK

FOR SALE

465 900 €
(5 230 € / m²)

plus parking and fees

Property ID: 837490

Condition

New building: yes
Furnishing: unfurnished
Orientation: south east
Building material: brick
Year of building approval: 2024

Size

Number of rooms: 4
Usable area: 89 m²
Total area: 97 m²

Floor

1. of 1 floors
Elevator: no

Parking

outdoor

Property equipment

Bathroom: 1x, shower
Windows: aluminium
Balcony: yes 8.00 m²
Air condition: yes
Fire place:
Internet connection: optics
Cable TV: yes
Heating: central - common boiler room
Gas: no
Energy certificate: A
Wheelchair access: no



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Property description

A3TOP4 - BRAND NEW 3-BEDROOM APARTMENT NEAR SEEPARK LAKE - apartment with windows to park and lake view, with large balcony with glass railing and roof - HIGH STANDARD, excellent for weekend/holiday/recreational living, for rent, but also for permanent residence (except for families with small children - little storage space for families), in a low-energy new building with ceiling cooling and underfloor heating, aluminum windows, wooden parquet floors and seamless doors, with 4 apartment units in the house - only 9 km from Bratislava. The price of the apartment also includes a share of the common beach next to the house and the lake and common areas of the Seepark. 2 outdoor parking spaces can be purchased for each apartment.

APARTMENT A3TOP4

- apartment size 89m², balcony 8m²,
- 1st floor, no elevator, there is no apartment above the apartment - you can't hear the neighbors
- southeast orientation, view of the lake and the park, feeling of privacy
- the apartment has a share in the common garden and direct access to the lake,
- 2 parking spaces in front of the house reserved for this apartment,
- an excellent investment as a relaxing residence by the lake - with the fact that you do not have to worry about the garden, watering, maintenance of the land

3D video tour: <https://my.matterport.com/show/?m=VNisfVUJ96a>

Video of the apartment: <https://www.youtube.com/watch?v=Frt6byfulYE>

VISUALIZATIONS: The ad uses realistic visualizations of the rooms using real photos and views.

More photos and floor plans can be found on our website: <https://expat.sk/en/for-sale-3-bdr-apartment-near-lake-balcony-windows-to-park-1-floor-a3top4-837490/>

The apartment building has 4 different housing units, they are all 4-room apartments:

On the ground floor, at lake level, 3 rooms with access to the garden

TOP1, 4-room apartment 87m² with a terrace of 31m², with a garden of 97m², southeast orientation, price in agency - view of the lake and the park

<https://expat.sk/en/for-sale-3-bdr-apartment-by-the-lake-garden-terrace-windows-to-park-a3top1-836694/>

TOP2, 4-room apartment 83m² with a terrace of 31m², with a garden of 92m², facing south-west, price in agency - view of the lake and the house next door

<https://expat.sk/en/for-sale-3-bdr-apartment-by-the-lake-with-garden-terrace-lakeview-a3top2-837488/>

On the 1st floor, accessible by one flight of stairs, without elevator

TOP3, 4-room apartment 85m² with 8m² balcony, south-west orientation, price in agency - view of the lake and the neighboring house

<https://expat.sk/en/for-sale-3-bdr-apartment-near-lake-balcony-beautiful-view-1-floor-a3top3-837489/>

TOP4, 4-room apartment 89m² with 8m² balcony, southeast orientation, price in agency - lake and park view

<https://expat.sk/en/for-sale-3-bdr-apartment-near-lake-balcony-windows-to-park-1-floor-a3top4-837490/>

For each apartment, it is possible to purchase 2 outdoor parking spaces directly in front of the house for a price of 15,000 Euros per parking space.

If you are interested, please contact me: Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

STANDARD:

- Ceiling cooling and floor hot water heating
- Individual temperature control in each room incl. bathrooms
- Heating/cooling for the entire apartment building is provided by WOLF heat pumps (external units are located on the roof of the apartment building)
- DHW preparation is ensured by 2 additional electric boilers in the boiler room (each for one floor, supplying water for 2 apartments).
- Aluminum windows and sliding patio doors, silver color, 3-glass, from the HEROAL W72 profile
- External blinds electrically controlled, silver
- The entrance door to the apartment is fire-resistant and smoke-resistant (ADLO), white
- Interior doors white without rebates with hidden hinges, white reverse door frames without rebates
- Wooden beech glued parquet floors,
- Tiles in the bathroom, in the separate toilet, in the laundry room
- Tiles in the entrance hall and on the balconies
- Electrical installation, Legrand switches and sockets, in the corner by the balcony in the floor, a TV connection
- Cable television, optical internet distribution throughout the apartment building, preparation for satellite
- Two toilets - one separate with a sink, the other in the bathroom, concealed Geberit systems
- The bathroom has natural light and ventilation through the window, the separate toilet has a fan
- Barrier-free shower cubicle with drain and glass screen,
- Sanita Laufen: toilet, sink, Hansgrohe faucets,
- Washing valve and siphon in a separate technical room / storeroom
- Fire alarms
- Schiedel chimney in every apartment
- The kitchen unit is not part of the price of the apartment, the buyer can make it according to his taste and needs
- In the kitchen corner with a corner window, there is a connection for the sink, siphon for the dishwasher, sockets, 230/400V electricity (400V for the induction hob)
- There is a separate ceiling light and socket in the part intended for the dining table
- Frameless glass railings on balconies and in front of French windows in apartments on the 1st floor
- The balcony has an exterior electrical outlet and lighting on the ceiling - the balcony is covered
- Under the stairs at the level of the entrance to the beach, there is a closed shared storage area (for all 4 apartments)
- On the facade of the house, next to the sidewalk towards the beach, there is a separate valve for the hose for all residents of the house

DESCRIPTION OF THE BUILDING:

- Two-story apartment building with 4 rooms
- Barrier-free access to the house and ground-floor apartments
- Masonry construction, 25 cm ground acoustic brick of the brand Heluz + 25 cm polystyrene
- Partition between apartments, 25 cm polished acoustic brick, brand Heluz
- Concrete ceilings
- Data network cat.6
- On the ground floor under the stairs there is a lockable shared storage space (for all 4 apartments) - for bicycles or beach equipment

- The apartment building includes a shared beach and access to the lake and a share of the Seepark Kittsee land
- The beach faces southeast, gradual entry into the water, no reeds, only gravel
- The pier on the beach will not be built, as a pier has already been built right on the edge of the beach belonging to the house, which can be used by the residents of Seepark
- There are a total of 4 apartments in the apartment building, on the ground floor and 1st floor, common entrance to the house from the street and from the beach.
- There is a shed above the entrance door to the apartment building
- Mailboxes will be located inside the apartment building
- At the edge of the parking lot there is a stand for trash cans, which will be shared by the entire apartment building (they will be set up by the administrator)
- A property manager will be appointed for the apartment building (however, it is possible to manage the house without a manager if one of the apartment owners is interested in doing so)
- The land is connected to electricity, water and sewage.
- Access to the apartment building is via ramps - either from the side of the main road from Berg to Kittsee or from the side of the back road to Berg.
- A noise barrier should be built along the main road leading from Berg to Kittsee
- The bicycle path to the village of Kittsee leads behind the parking lot opposite the Berg pizzeria

PARKING:

The apartment building has an outdoor parking lot with 8 parking spaces, each apartment can purchase two parking spaces.

The parking lot has interlocking paving and a drainage channel.

It is possible to request the establishment of a charger for an electric car, which will be connected to the electricity meter of the given apartment.

Parking spaces next to the gardens are reserved for apartments with gardens, as there is a gate from the parking lot to the garden plot.

The price of one outdoor parking space is EUR 15,000. Parking spaces can only be purchased by apartment owners in an apartment building.

COST

For the apartment, the manager is paid the costs of:

- property management - for 1 apartment and 2 apartments, the administrator will be paid 78e only for management

- heating, cooling, garbage, other common costs, payment for Seepark - approx. 200e per month

Electricity paid directly to Burgenland Energie - approx. 70-100e monthly advance

Optical Internet approx. 25e per month

The costs of the administrator can decrease if one of the new owners takes over the management of the apartment building (our Austrian lawyer can give instructions on how to do this)

IMPORTANT INFORMATION:

The condition of the deposit at the cadastre is signing a declaration in German that the buyer (and every future owner on the title deed) is aware that the property is intended for permanent residence and that anyone who will actually live in it will place a permanent residence here, the so-called Hauptwohnsitz.

The property cannot be left unoccupied, i.e. that no one will have a permanent residence in it. This means that you can use the property recreationally, but you must establish an Austrian permanent residence at the address. Slovaks can have permanent residence in both Slovakia and Austria. If the buyer will not live in the

apartment, but buys an apartment, e.g. for parents or children, everyone who lives in the apartment must have registered permanent residence in the apartment. In the case of renting, the tenants must also register their permanent residence.

Only citizens of the European Union can apply for permanent residence on the property, and EU citizens can also purchase these apartments without restrictions. Citizens of third countries who are subject to approval for the purchase of real estate in Austria and who cannot grant permanent residence to an apartment cannot purchase this real estate.

The declaration of permanent residence is usually associated with the necessity to register a private vehicle with Austrian marks and pay the relevant taxes (NEW tax, CO2 tax). Health insurance continues to be paid where you are employed or where you do business, with permanent residence you will receive the so-called e-card - a health insurance card in Austria, which ensures treatment, preventive examinations and a stay in Austrian health facilities, while the Slovak health insurance company continues to reimburse these services and does not reimburse any services.

PRICE AND METHOD OF FINANCING:

Apartment price + parking price + implementation fees (3.5% tax on the acquisition of real estate, 1.1% fee for deposit at the cadastre, 4800 Euro notary fees, 1.2% of the mortgage loan amount, 3.6% real estate commission office).

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

When financing through a mortgage, it is possible to finance the property through any Austrian bank, it is enough to have sufficient income in EUR, an expert opinion is not made, the banks evaluate the property themselves according to internal tables. We will provide you with cooperation in handling the mortgage through our selected mortgage advisors specializing in the Austrian market. Mortgage advisors in Austria are not paid by the bank, so be prepared for a 3% fee for their services. If you are fluent in the language, you can arrange the loan yourself, then you have it without fees for financial adviser for a mortgage.

If you establish a property located in Slovakia, you can also take out a mortgage loan from a Slovak bank, but not all Slovak banks provide American mortgages in large amounts, you need to check with mortgage brokers in Slovakia in advance. For example at this moment, 365bank, SLSP or Tatrabanka do not have an upper limit, whereas VUB, mBank, ČSOB have an upper limit of EUR 160,000.

When financing from savings - without using a loan - the origin of the money is checked:

- if you have sold real estate in previous years and want to use the money from the sale - just deliver the purchase contract (it can also be a Slovak contract) and the account statement where the amount for the sale of the real estate was credited to you
- if you are financing from savings - you must bring an employment contract and account statements for several years when you received income from the given employment relationship
- if you are financing from a donation / loan from the family - you must bring the Donation Agreement or Loan Agreement (translate it into German) and again statements from the account where the money was transferred to you (be careful, the origin of the money with the donor or loan provider is also checked)
- if you finance from the payment of the company's profit - the financial statements of the company from which you paid your share of the profit are also checked

Austria is the strictest country in checking the origin of money in the entire EU, you can consult with Mr. Gallová before the inspection.

SEEPARK KITTSEE

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

In the price of the apartment, the buyer also buys a share in the Seepark project, which means that he will be a co-owner of the common land - land under the surface of the lake, land under the service road near the houses by the lake (you will receive a controller for the ramp at the entrance to Seepark), land with greenery and a children's playground by the playground in the corner of the lake and the plot with a parking lot for the school bus.

You can swim in the lake, use non-motorized boats, paddleboards and others. 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 near the gravel sands on the eastern part of the lake and is separated on the surface by buoys. It can be used by residents of the village of Kittsee.

LOCATION

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

The distance from the village of Kittsee is 1-2 km, there is no paved path or cycle path along the road to the village, it leads further from the road - access to the cycle path is behind the parking lot for the Berg pizzeria.

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 to Bratislava at this moment. There is an Austrian bus connection between Kittsee and Hainburg.

The apartment building is located only 9 km from Bratislava. Access to Bratislava via the old road 61 from Berg to Petržalka in 15 minutes or via the E58 highway. Good connection to Vienna via the A6 motorway. Kittsee is very well equipped with shops (K1 Shopping Kittsee) and civic amenities.

If you are interested, please contact me: Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

@ exceptional lakeside living

@1 only here

@2 NEW BUILDING



3D preview



Link to property



Video



3D preview



Link to property



Video

4-izbový byt - TOP4

3 bedroom apartment

Seepark

Kittsee (Rakúsko/AT)

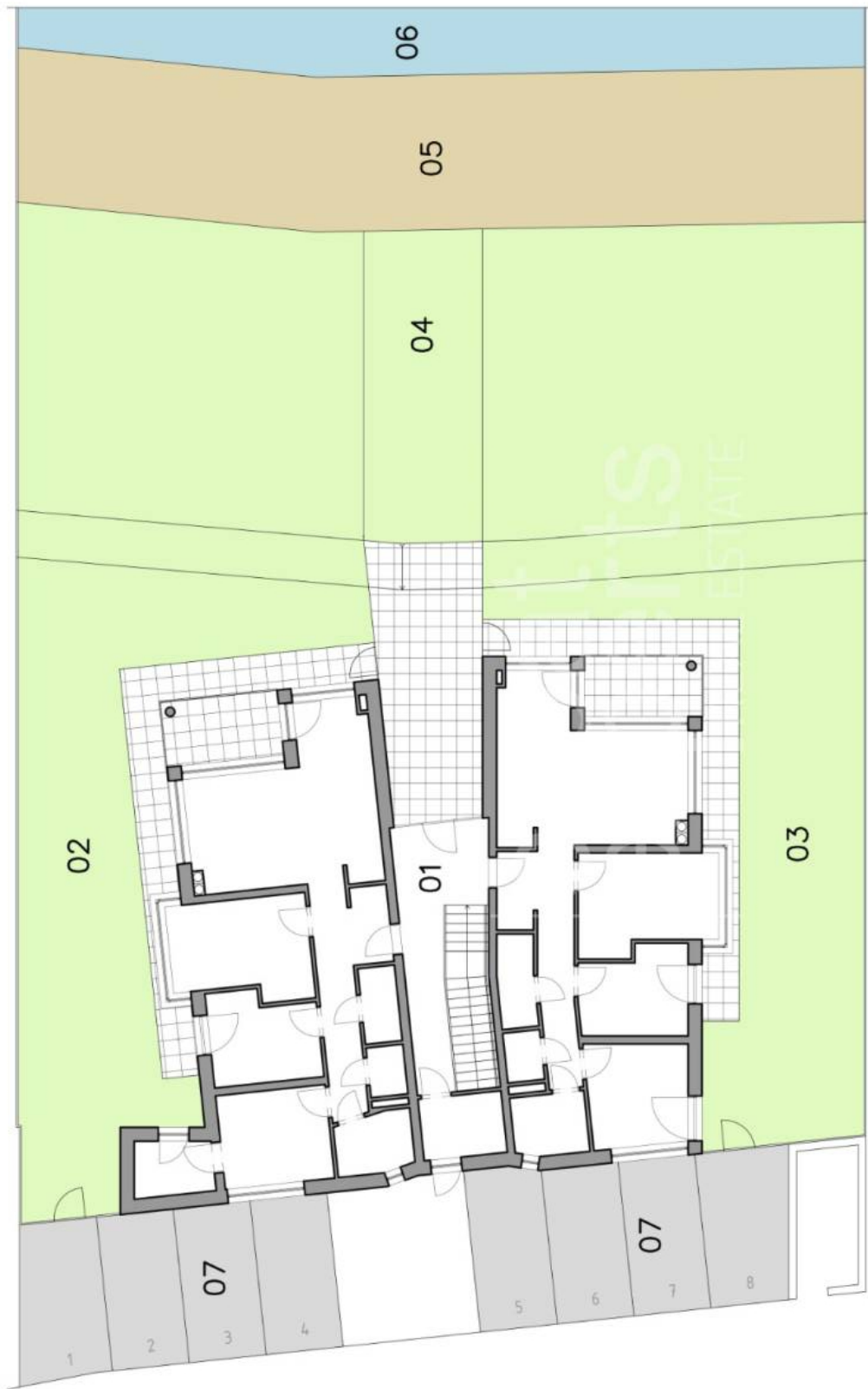
LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	12,45 m ²
02	KUCHYŇA/KITCHEN	13,50 m ²
03	OBÝVACIA IZBA/LIVING ROOM	14,98 m ²
04	IZBA/ROOM	13,88 m ²
05	IZBA/ROOM	9,77 m ²
06	IZBA/ROOM	10,85 m ²
07	ŠATNÍK/WARDROBE	4,50 m ²
08	KÚPEĽŇA/BATHROOM	4,58 m ²
09	TOALETA/TOILET	1,94 m ²
10	TECH. MIESTNOSŤ/TECH. ROOM	2,95 m ²
PLOCHA CELKOM/TOTAL AREA		89,40 m²
11	BALKÓN/BALCONY	8,00 m ²



Výmery majú iba informatívny charakter

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Situácia bytového domu
Situation of apartment house

LEGENDA MIESTNOSTI/LEGEND OF ROOMS

01	BYTOVÝ DOM/APARTMENT HOUSE
02	SÚKROMNÁ ZÁHRADA/PRIVATE GARDEN
03	SÚKROMNÁ ZÁHRADA/PRIVATE GARDEN
04	TRÁVNÍK/LAWN
05	ŠTRKOVÁ PLÁŽ/GRAVEL BEACH
06	JAZERO/LAKE
07	PARKOVISKO/PARKING

expat
experts
 REAL ESTATE



POSCHODIE - TOP 3+TOP 4
FLOOR - TOP 3 + TOP 4

Am Seepark (A3)

Kittsee (Rakúsko/AT)

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP3)	84,64 m ²
02	BALKÓN/BALCONY (TOP3)	7,56 m ²
03	4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP4)	89,40 m ²
04	BALKÓN/BALCONY (TOP4)	8,00 m ²
05	SPOLOČNÁ CHODBA/COMMON HALL	17,80 m ²
06	SCHODISKO/STAIRWAY	9,00 m ²
07	TECH. MIESTNOSŤ/TECH. ROOM	5,20 m ²

