

4bdr house under forest, Hainburg, 155m², unfinished to be completed
Hainburg an der Donau - Hainburg an der Donau, Weingartenweg

FOR SALE

620 000 €/Month
(4 000 €/m²)

plus 10% Austrian fees and
commission

Property ID: 859964

Condition

Condition: no equipment
New building: yes
Terrain: mild slope
Access road: asphalt road
Building material: brick
Year of construction: 2024

Size

Number of rooms: 5
Usable area: 155 m²
Total area: 175 m²
Land area: 337 m²
Built up area: 103 m²

Floor

Number of floors: 1

Parking

outdoor

Garage: no

Property equipment

Bathroom: 2x, bath and shower
Windows: aluminium
Terrace: 20.00 m²
Front garden: yes
Fire place:
Internet connection: optics
Cable TV: yes
Heating: own - electric
Water: public water-supply
Electricity: 230/400V
Gas: no
Sewerage: yes



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Property description

Practically designed 5-room detached house for custom finishing (half of a semi-detached house) under the forest, with a terrace, 2-4 parking spaces on the plot, Hainburg an der Donau (Austria), 14km from Bratislava

WE RECOMMEND WATCHING THE VIDEO: <https://www.youtube.com/watch?v=Fj1qN7cyYy4>

3D SCAN - Virtual tour of the current state of the detached house:

<https://my.matterport.com/show/?m=68ANMzPbHbK>

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LAYOUT:

Total area of the house 175m²
of which ground floor 79.5 m², terrace 20m²,
upper floor 75.5m².
The plot is approx. 318 m².

Ground floor: entrance hall, living room connected to the kitchen with dining area, entrance to the terrace from the living room, bathroom with shower and toilet connected to the technical room with space for the indoor heat pump unit, one bedroom / study on the ground floor with a view of the front garden.

Upstairs master bedroom with walk-in closet facing the street, 2x bedrooms (children's room, study or guest room) facing the garden, bathroom with bathtub and shower, separate toilet, separate closet accessible from the hallway.

EQUIPMENT:

The house is a high-quality brick new building with a flat roof, with insulation - it is currently being sold in the condition you see in the photos and in the video and in the advertisement you have a preview of how this house can look after completion. Currently, you can still determine the interior design and materials used and the color scheme or choice of wood on the floor and doors. The house will be gradually completed by the owner.

Technical equipment of the house:

- the house is connected to the following utilities - water, sewage, electricity, optical internet
- brick building with mineral wool insulation
- aluminum windows
- electrically controlled exterior aluminum blinds
- underfloor heating throughout the house, heating will be provided by a heat pump, air-water system
- air conditioning will be separated from heating, 3 air conditioning units are designed in the house - one on the ground floor and two on the upper floor
- electrical installation and data network distribution
- the terrace and garden have a southwest orientation
- the garden will have automatic irrigation and a carpet lawn
- entrance to the plot through a sliding gate with remote control - possibility of parking two to four cars on the plot (the house does not have a garage), one car under a shed

The other half of the semi-detached house oriented to the east is also for sale, you can still choose.

LOCATION:

The house is situated in a pleasant part of Hainburg an der Donau, at the end of the town, under the forest – above-standard amenities – shops, café, restaurant, public transport stop with bus 901, which runs between Bratislava and Hainburg. Great accessibility by car and public transport.

PRICE and FINANCING METHOD:

The price of the house includes standard finishing, while the house can also be purchased as a detached house for the amount of 510,000 Euros plus 10% Austrian fees and commission
The costs of operating the house are approximately 200 Euros.

The following transaction fees will be charged to the price:

- 3.5% property tax,
- 1.1% fee for deposit at the land registry,
- 2.0% notary fees,
- 3.6% commission for the real estate agency
- 1.2% of the mortgage loan amount (only from the value of the lien)

If you are interested and agree with the owner on the final price and condition of the house upon sale - a reservation deposit of 3.6% of the property price is deposited into the account of a Slovak notary when signing the reservation contract.

Subsequently, the purchase contract is prepared by a selected Austrian notary, who will ensure the registration of the new lien (if a mortgage is drawn down) and the registration of the new owner in the land registry. The purchase price, including Austrian fees, will be deposited into a so-called Treuhandkonto (something like a notary's escrow in Slovakia) and the registration process in the land registry will be initiated only after the full purchase price and fees have been paid. All fees are paid by the buyer. Expat Experts will guide you through the entire sales process in Slovakia and Austria.

When financing through a mortgage, it is possible to finance the property through any Austrian bank, even if you are employed and have income from Slovakia. Alternatively, you can finance the property through a Slovak bank, but in that case you must establish a Slovak property and use only the money from the loan to buy a house in Hainburg (American mortgage).

We look forward to seeing you at the viewing!

More information: Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

@under the forest @2 NEW BUILDING @1 only with us



3D preview



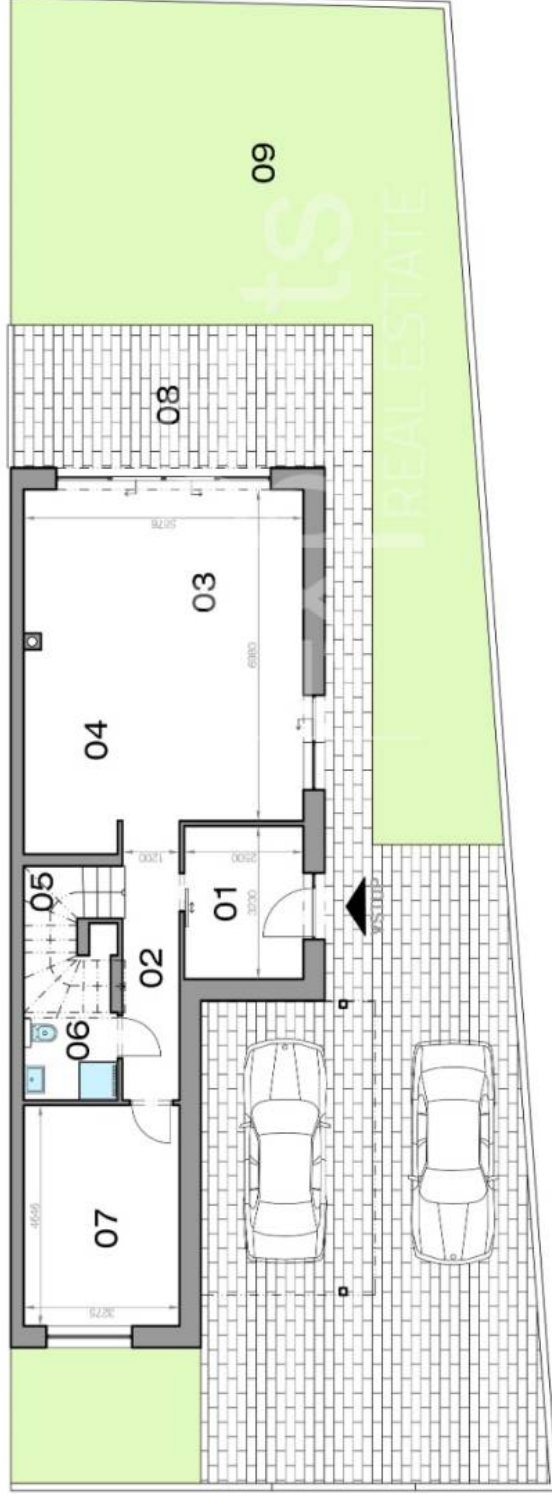
Link to property



Video

Rodinný dom - prízemie
Family house - ground floor

HAINBURG
Hainburg | AT



LEGENDA MIESTNOSTÍ / ROOMS LEGEND	
01	CHODBA / HALL 8,07 m ²
02	CHODBA / HALL 7,00 m ²
03	KUCHYŇA / KITCHEN 8,50 m ²
04	OBÝVACIA IZBA / LIVING ROOM 33,75 m ²
05	SCHODISKO / STAIRWAY 5,60 m ²
06	TOALETA / TOILET 6,95 m ²
07	IZBA / ROOM 15,22 m ²
ÚŽITKOVÁ PLOCHA / AREA 85,09 m²	

08	TERASA / TERRACE 19,71 m ²
09	ZÁHRADA / GARDEN 89,20 m ²

PRÍSLUŠENSTVO / AMENITIES 108,91 m²

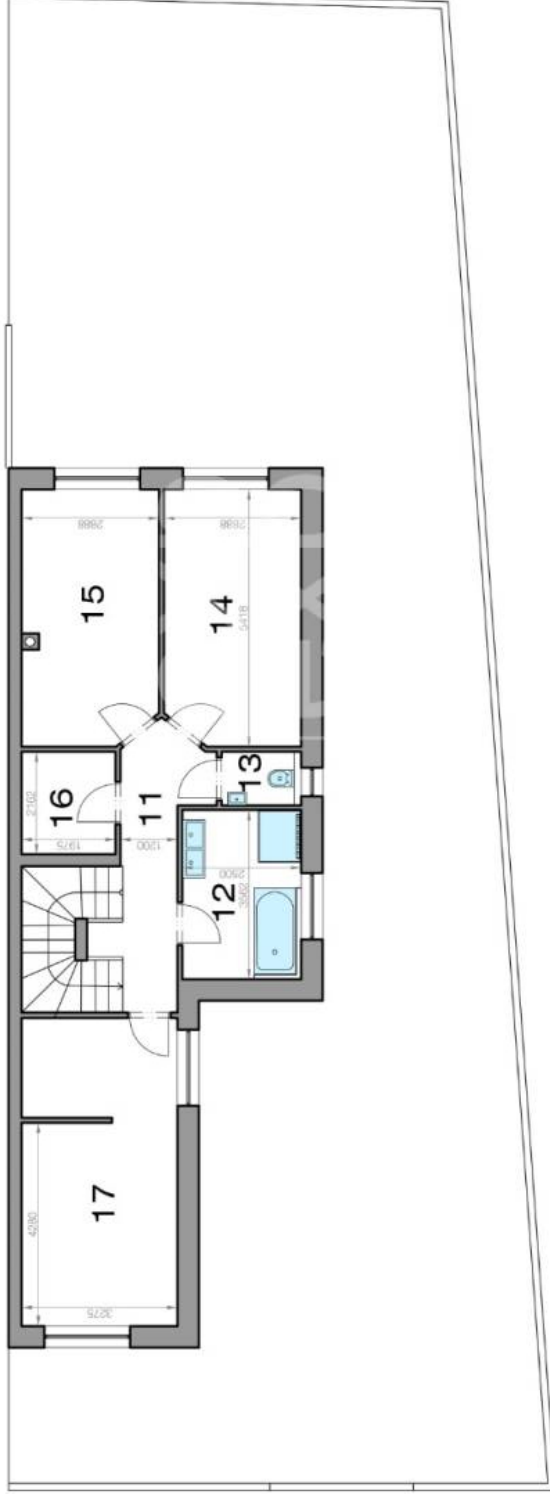


CELKOVÁ PLOCHA / TOTAL 194,00 m²

Výmery majú iba informatívny charakter
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"TOP2"

Rodinný dom - poschodie
Family house - floor
HAINBURG
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LEGENDA MIESTNOSTÍ / ROOMS LEGEND	
11 CHODBA / HALL	8,72 m ²
12 KÚPEĽŇA / BATHROOM	8,90 m ²
13 TOALETA / TOILET	1,89 m ²
14 IZBA / ROOM	15,32 m ²
15 IZBA / ROOM	15,19 m ²
16 ŠATNÍK / WARDROBE	4,27 m ²
17 IZBA / ROOM	14,06 m ²
ÚŽITKOVÁ PLOCHA / AREA	68,35 m²



CELKOVÁ PLOCHA / TOTAL **68,35 m²**

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"TOP2"