



## SOLD 2-bdr apartment at the lake, terrace, A2-TOP6

Kittsee - Kittsee Am Strandbad - KITTSEE SEEPARK

**FOR SALE**

Price at broker

**Property ID: 743666**

### 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:** 3  
**Usable area:** 79.2 m<sup>2</sup>  
**Total area:** 97 m<sup>2</sup>

### Floor

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

### Parking

outdoor

### Property equipment

**Bathroom:** 1x, bath  
**Windows:** plastic  
**Terrace:** 18.00 m<sup>2</sup>  
**Air condition:** central  
**Fire place:**  
**Internet connection:** optics  
**Heating:** central - common boiler room  
**Gas:** no  
**Energy certificate:** B  
**Wheelchair access:** yes



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## Property description

**SOLD - but we are preparing for sale a new apartment building by the lake - in a different standard and price. The advertisement is for marketing purposes. If you are interested in selling your property on the Austrian border, contact me.**

**APPROVED - A2-TOP6: 2-bedroom apartment 79.2 m<sup>2</sup> in STANDARD design, terrace 17.8 m<sup>2</sup>, with an exclusive view of the lake and a panoramic view of the whole of Bratislava, with a share on the common beach to the house and on common areas and the lake. 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 one level above the entrance to the building, on the 2nd floor, in a 3-storey building with an elevator, only two apartments on one floor. The apartment is oriented to the west and north.**

For your better idea of the use of space, we used visualizations of the individual rooms of the TOP6 apartment in the photos in the ad.

**Virtual 3D-inspection of the apartment:** <https://my.matterport.com/show/?m=C8bySwoCvUf>

**Video for the apartment:** <https://youtu.be/A4mXGCJDwfg>

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### **The apartment building has 3 types of apartments:**

TOP1 and TOP2, 4-room apartments 90m<sup>2</sup> with terrace 10m<sup>2</sup>, with garden 120m<sup>2</sup>, on the ground floor, at lake level, TOP3 and TOP4, 4-room apartments 94m<sup>2</sup> with 8m<sup>2</sup> loggia on the 1st floor, at the level of the parking lot and the entrance to the house,

TOP5 and TOP6, 3-room apartments 79m<sup>2</sup> with 18m<sup>2</sup> terrace on the 2nd floor, with a beautiful view of the lake and Bratislava,

### **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 terrace
- 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

- Possibility to create a cooking kitchen island (electric preparation in the floor)
- The kitchen has a sink connection, dishwasher siphon, sockets, 230 / 400V electricity (400V for induction hob)
- There is an outdoor socket on the terrace
- The ceiling on the apartments with a terrace is 250 cm, the terrace doors are 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 was now approved in early May 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 the deposit in the cadastre is the signing of a declaration that the buyer (and every future owner on the title deed) is aware that the **property is intended for permanent residence and everyone who will actually live in it will place a permanent residence here, the so-called Hauptwohnsitz**. Thus, the property cannot be used recreationally for leisure or left uninhabited, i. no one will reside in it. If the buyer does not live in the apartment, but buys the apartment, for example for parents or children, everyone who lives in the apartment must have a permanent residence in the apartment. In the case of renting, tenants must also register a permanent residence, everyone, including children.

#### **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 any Austrian bank, as long as you have sufficient income in EUR. We will provide you with cooperation in handling the mortgage through our selected mortgage advisors specializing in the Austrian market.

If you give a lien on real estate located in Slovakia, you can also draw a mortgage loan from any Slovak bank.

### 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 sold

@2 APPROVED



3D preview



Link to property



Video





3D preview



Link to property



Video

**3-izbový byt - TOP 6**  
**2 bedroom apartment - TOP 6**

**Seepark Aquarius 2**

**Kittsee (Rakúsko/AT)**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

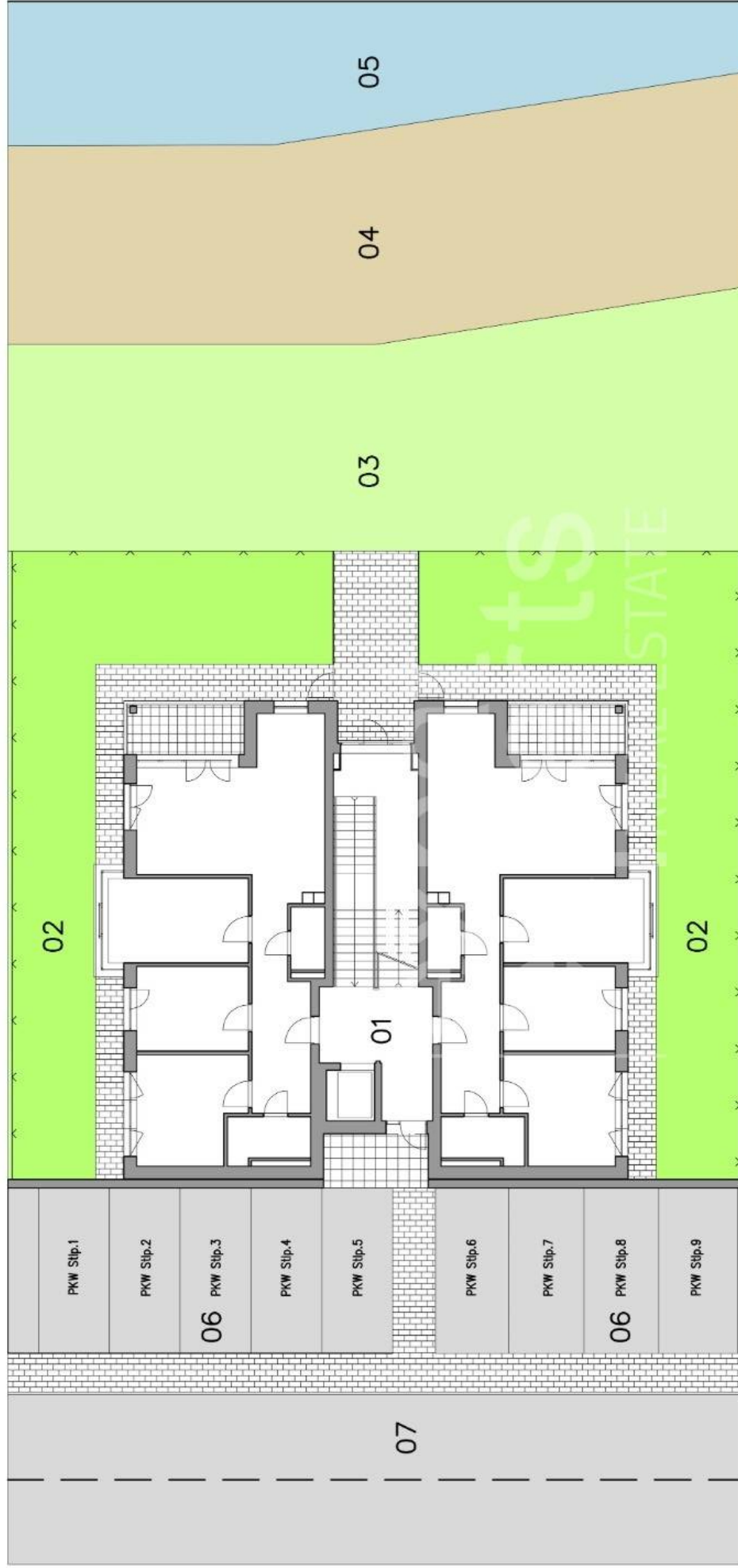
01	VSTUPNÁ CHODBA/ENTRANCE HALL	10,50 m <sup>2</sup>
02	ZÁCHOD/TOILET	1,95 m <sup>2</sup>
03	OBÝVACIA IZBA, KUCHYŇA/LIVING ROOM, KITCHEN	36,40 m <sup>2</sup>
04	IZBA/ROOM	11,85 m <sup>2</sup>
05	SPÁLŇA/BEDROOM	13,98 m <sup>2</sup>
06	KÚPEĽŇA/BATHROOM	4,50 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>79,18 m<sup>2</sup></b>
07	TERASA/TERRACE	17,80 m <sup>2</sup>



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**3. podlažie / 3. Ebene / 3rd floor**





### 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	VONKAJŠIE PARKOVISKO/OUTDOOR PARKING
07	PRÍSTUPOVÁ CESTA/ACCESS ROAD



**3. PODLAŽIE - TOP 5 + TOP 6**  
**3. FLOOR - TOP 5 + TOP 6**

**Seepark Aquarius 2**

**Kittsee (Rakúsko/AT)**

**LEGENDA BYTOV/LEGEND OF APARTMENTS**

01	3-IZBOVÝ BYT/2-BEDROOM APARTMENT (TOP5)	79,20 m <sup>2</sup>
02	TERASA/TERRACE (TOP5)	17,80 m <sup>2</sup>
03	3-IZBOVÝ BYT/2-BEDROOM APARTMENT (TOP6)	79,20 m <sup>2</sup>
04	TERASA/TERRACE (TOP6)	17,80 m <sup>2</sup>
05	SPOLOČNÁ CHODBA/COMMON HALL	14,50 m <sup>2</sup>
06	KOTOLŇA/BOILER ROOM	11,25 m <sup>2</sup>
07	VÝŤAH/LIFT	3,00 m <sup>2</sup>



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