



SOLD 3-bdr apartment with garden at lake in Kittsee, A2-TOP2

Kittsee - Am Strandbad - KITTSEE SEEPARK

FOR SALE

Price at broker

Property ID: 716590

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: 90 m²
Total area: 220 m²

Floor

Number of floors: 2
Elevator: yes

Parking

outdoor

Property equipment

Bathroom: 1x, yes
Windows: aluminium
Terrace: 10.00 m²
Front garden: yes
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.

A2-TOP2: 3-bedroom apartment 90 m² in STANDARD equipment, terrace 10 m², with front garden 120 m², share on the common beach to the house and on common areas and lakes. This exceptional 4-room apartment overlooking the lake is located in a low-energy new building with 6 residential units - in project with name Aquarius 2, by the lake in Kittsee (Seepark project), only 9 km from Bratislava. The apartment is on the ground floor, at lake level, in a 3-storey building with an elevator, only two apartments on one floor. The apartment has a front and side garden with a lawn. The apartment is oriented to the west and north.

Virtual 3D-tour of the apartment: <https://my.matterport.com/show/?m=cMk9Qy6nbHx>

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

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

The apartment building has 3 types of apartments:

TOP1 and TOP2, 4-room apartments 90m² with terrace 10m², with garden 120m², on the ground floor, at lake level,
TOP3 and TOP4, 4-room apartments 94m² with 8m² loggia on the 1st floor, at the level of the parking lot and the entrance to the house,

TOP5 and TOP6, 3-room apartments 79m² with 18m² terrace on the 2nd floor, with a beautiful view of the lake and Bratislava,

STANDARD:

- Entrance door to the apartment security fire protection (ADLO).
- Aluminum patio doors and windows anthracite 3-glass in the living room and bedrooms, kitchen window white plastic 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 underfloor 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
- Interlocking paving on the terrace and sidewalks around the apartment
- 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
- There is an exterior socket on the terrace and a water valve for watering the garden on the facade of the house
- The ceiling on ground floor apartments with a garden is up to 280 cm, aluminum doors are 260 cm high
- Under the staircase at the level of the entrance to the apartment there is an open space for storing bicycles (for all apartments)
- The garden to the apartment is fenced with plastic-coated mesh, separated from the common garden to the house, plus it has a gate towards the sidewalk leading to the common beach

BUILDING DESCRIPTION:

- Three-storey apartment building with 6 apartments
- Barrier-free access to the house and apartments
- Energy certificate B (29kWh / m² 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.

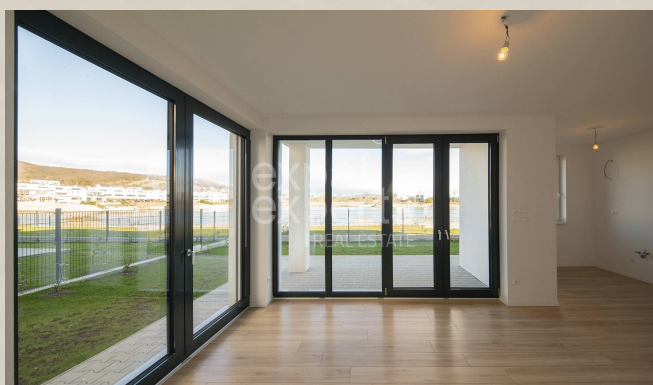
Kittsee has very good shopping facilities (K1 Shopping Kittsee) and civic amenities.

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

1. PODLAŽIE - TOP 1 + TOP 2
1. FLOOR - TOP 1 + TOP 2

Seepark Aquarius 2

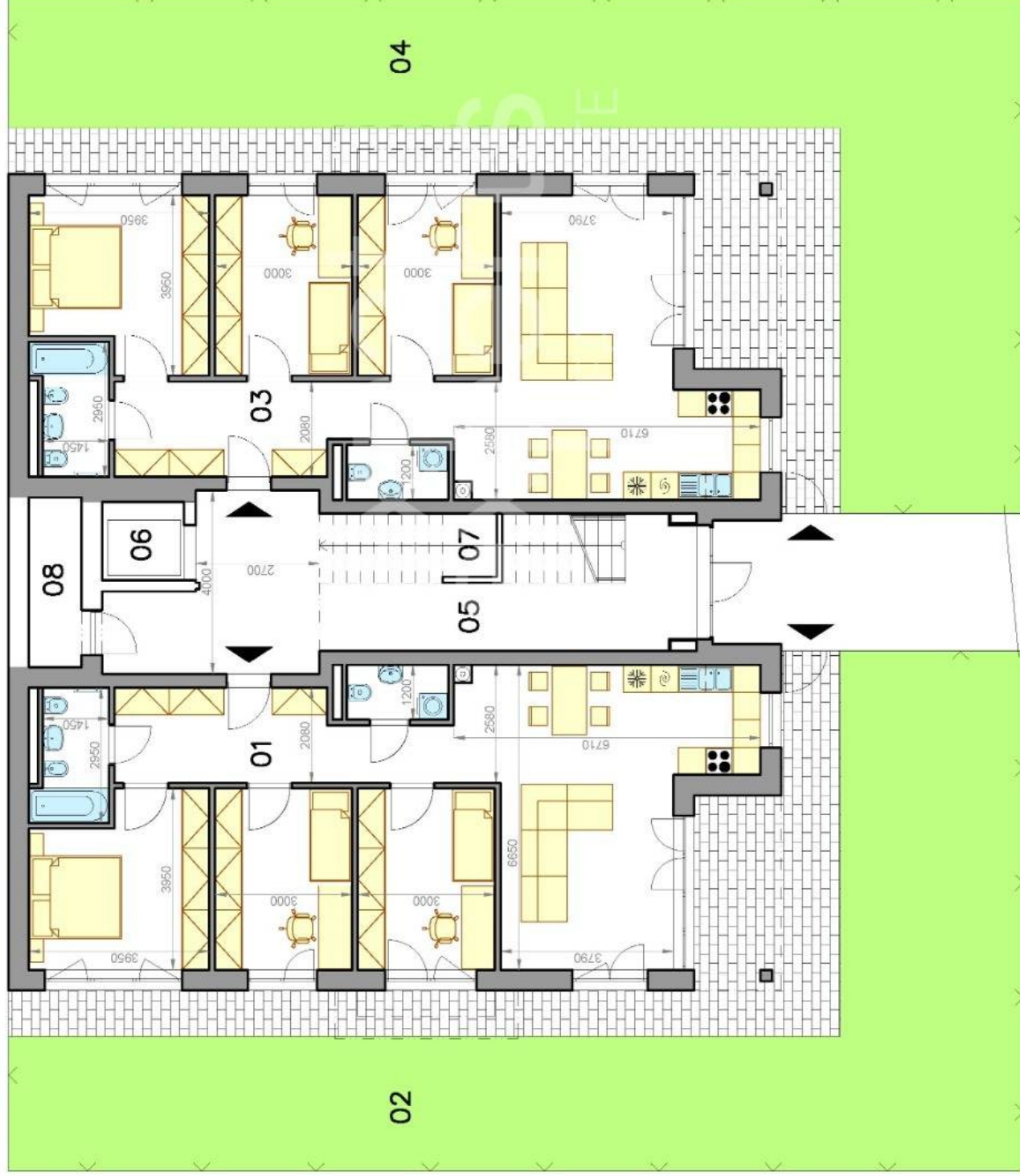
Kittsee (Rakúsko/AT)

LEGENDA BYTOV/LEGEND OF APARTMENTS

01	4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP1)	89,70 m ²
02	ZÁHRADA, TERASA/GARDEN, TERRACE (TOP1)	129,80 m ²
03	4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP2)	89,70 m ²
04	ZÁHRADA, TERASA/GARDEN, TERRACE (TOP2)	129,80 m ²
05	SPOLOČNÁ CHODBA/COMMON HALL	29,64 m ²
06	VÝŤAH/LIFT	3,00 m ²
07	SKLAD/STORAGE	1,60 m ²
08	TECH. MIESTNOSŤ/TECH. ROOM	4,30 m ²



Výmery majú iba informatívny charakter
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4-izbový byt - TOP 2
3 bedroom apartment - TOP 2

Seepark Aquarius 2

Kittsee (Rakúsko/AT)

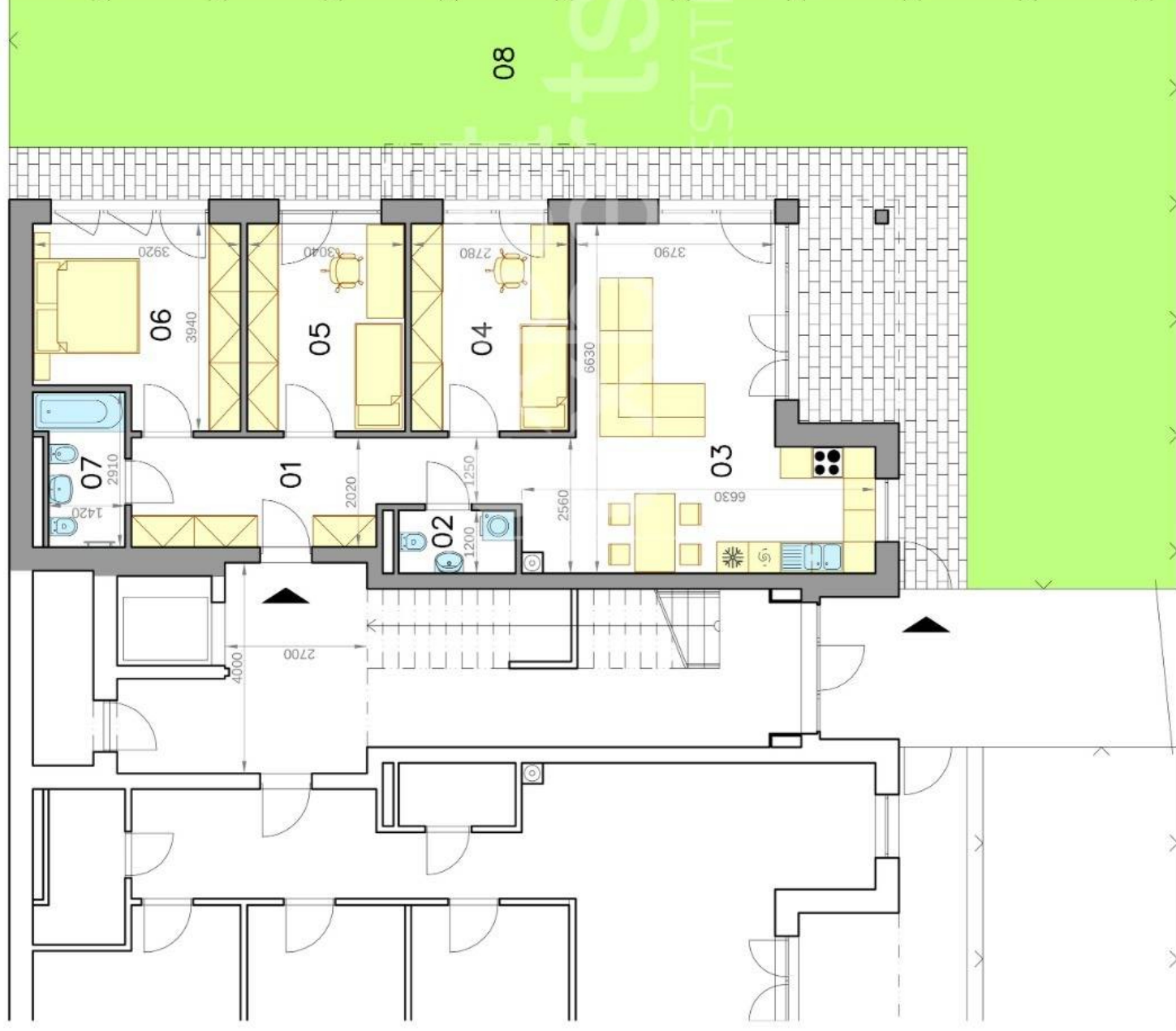
LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

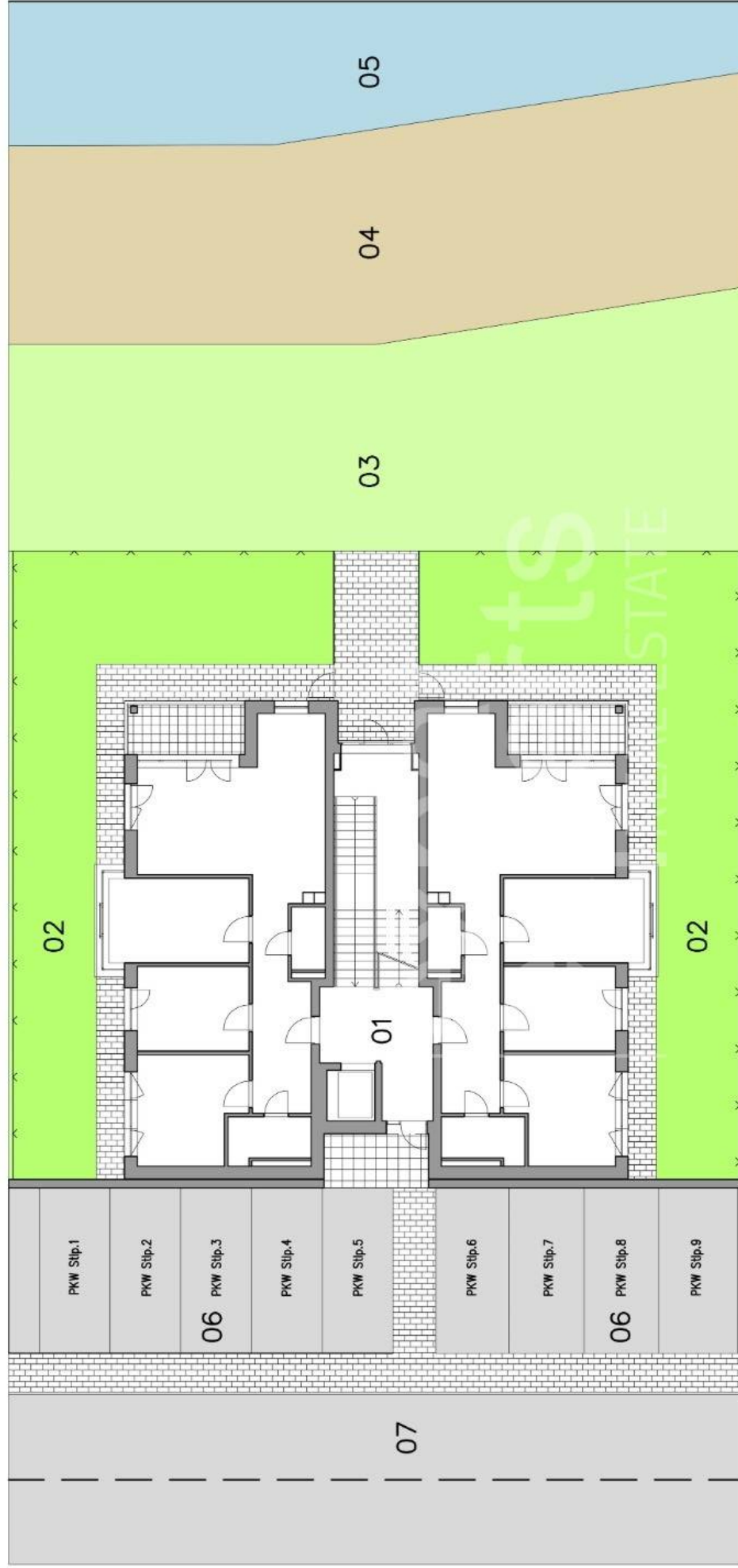
01	VSTUPNÁ CHODBA/ENTRANCE HALL	13,17 m ²
02	ZÁCHOD/TOILET	1,95 m ²
03	OBÝVAČIA IZBA, KUCHYŇA/LIVING ROOM, KITCHEN	32,40 m ²
04	IZBA/ROOM	11,85 m ²
05	IZBA/ROOM	11,85 m ²
06	SPÁĽŇA/BEDROOM	13,98 m ²
07	KÚPEĽŇA/BATHROOM	4,50 m ²
PLOCHA BYTU/APARTMENT AREA		89,70 m²
08	ZÁHRADA, TERASA/GARDEN, TERRACE	129,80 m ²
PLOCHA CELKOM/TOTAL AREA		221,62 m²



Výmery majú iba informatívny charakter
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1. podlažie / 1. Ebene / 1st 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