

**NEW 3-BDR APARTMENTS by the lake, Kittsee, Seepark, garden / balcony**  
Kittsee - Kittsee, Am Seepark - KITTSEE SEEPARK

**FOR SALE**

Price at broker

**Property ID: 802367**

**Condition**

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

**Size**

**Number of rooms:** 4  
**Total area:** 92 m<sup>2</sup>

**Floor**

**Number of floors:** 1  
**Elevator:** no

**Parking**

outdoor

**Property equipment**

**Bathroom:** 1x, shower  
**Windows:** aluminium  
**Balcony:** yes 8.00 m<sup>2</sup>  
**Terrace:** 31.00 m<sup>2</sup>  
**Front garden:** yes  
**Air condition:** yes  
**Fire place:**  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** central - common boiler room  
**Gas:** no  
**Energy certificate:** A



**Ing. Miriam Gallová**

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## Property description

**BRAND NEW 4-ROOM APARTMENTS NEAR THE SEEPARK LAKE - a choice of apartments with a garden or apartments with a balcony on the first floor - in a high standard**, in a low-energy new building with ceiling cooling and underfloor heating, aluminum windows, wooden parquets and seamless door, with 4 apartments 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. It is possible to purchase 2 outdoor parking spaces in front of the house for each apartment.

**WE ARE PREPARING:** We will prepare detailed photography and a 3D scan of each apartment, plus visualizations.

**More photos and floor plans of individual apartments** can be found on our website: <https://expat.sk/en/for-sale-new-3-bdr-apartments-by-the-lake-kittsee-seepark-garden-balcony-802367/>

**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 87m<sup>2</sup> with a terrace of 31m<sup>2</sup>, with a garden of 97m<sup>2</sup>, 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-a3top1-804403/>

**TOP2**, 4-room apartment 83m<sup>2</sup> with a terrace of 31m<sup>2</sup>, with a garden of 92m<sup>2</sup>, 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-a3top2-804406/>

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

**TOP3**, 4-room apartment 85m<sup>2</sup> with 8m<sup>2</sup> 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-a3top3-804392/>

**TOP4**, 4-room apartment 89m<sup>2</sup> with 8m<sup>2</sup> 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-a3top4-804399/>

For each apartment, it is possible to purchase 2 outdoor parking spaces directly in front of the house at a price of 15000 Eur per parking space.

**Video for the apartment with garden:** <https://www.youtube.com/watch?v=1TBGsOtgXUU>

**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 provided 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 color

- 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
- On the terrace and sidewalks around the apartment TOP1 and TOP2 there are large-format interlocking tiles, from 3 rooms you can enter the garden
- Electrical installation, Legrand switches and sockets, in the corner by the terrace 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 drainage channel 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 sink connection, a 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
- There is an exterior electrical outlet on the terrace and the loggia
- Under the stairs at the entrance to the beach, there is a closed shared storage space (for all 4 apartments)
- On the facade of the house in apartments TOP1 and TOP2 there is a water valve for watering the garden, plus there is another valve for a hose also by the sidewalk from the house for all residents of the house
- Apartments with TOP1 and TOP2 gardens have a recessed shaft with a valve to prepare for an automatic irrigation system (water source: potable water, not a well)
- The garden to the apartment TOP1 and TOP2 is fenced with plastic mesh, separated from the common beach to the house, plus it has a gate towards the path leading to the common beach, plus it has a gate leading to the parking spaces (which are reserved for owners of apartments with gardens)

#### **DESCRIPTION OF THE BUILDING:**

- Two-story apartment building with 4 apartments
- Barrier-free access to the house and ground-floor apartments
- Energy certificate A (29kWh/m<sup>2</sup> per year, fGEE 0.77)
- Masonry construction, 25 cm ground acoustic brick of the brand Heluz + 25 cm polystyrene
- Partition between the apartments, a 25 cm ground 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 door canopy 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 wall 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 Da Vinci

#### **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 administrator is paid the costs of:

- property management - for 1 apartment and 2 parking spaces, 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 (NOVA 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 medical 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% real estate acquisition tax, 1.1% deposit fee 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. Hypo 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 German language, you can arrange the loan yourself, then you have it without fees for a hypobroker.

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 should 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 without using a loan - the origin of the money is checked:**

- if you have sold a property 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 property 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 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 a 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 common land - land under the surface of the lake, land under the road near the houses by the lake (you will

get a controller for the ramp at the entrance to the Seepark), plots with greenery and a children's playground in the corner of the lake and a plot with a parking lot for a 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 Berg pizzeria parking lot.

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.

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



Link to property



Video



Link to property



Video



**PRÍZEMIE - TOP 1+TOP 2**  
**GROUND FLOOR - TOP 1 + TOP 2**

**Am Seepark (A3)**

**Kittsee (Rakúsko/AT)**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP1)	87,31 m <sup>2</sup>
02	ZÁHRADA, TERASA/GARDEN, TERRACE (TOP1)	127,73 m <sup>2</sup>
03	4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP2)	82,55 m <sup>2</sup>
04	ZÁHRADA, TERASA/GARDEN, TERRACE (TOP2)	123,70 m <sup>2</sup>
05	SPOLOČNÁ CHODBA/COMMON HALL	23,71 m <sup>2</sup>
06	SKLAD/STORAGE	4,43 m <sup>2</sup>



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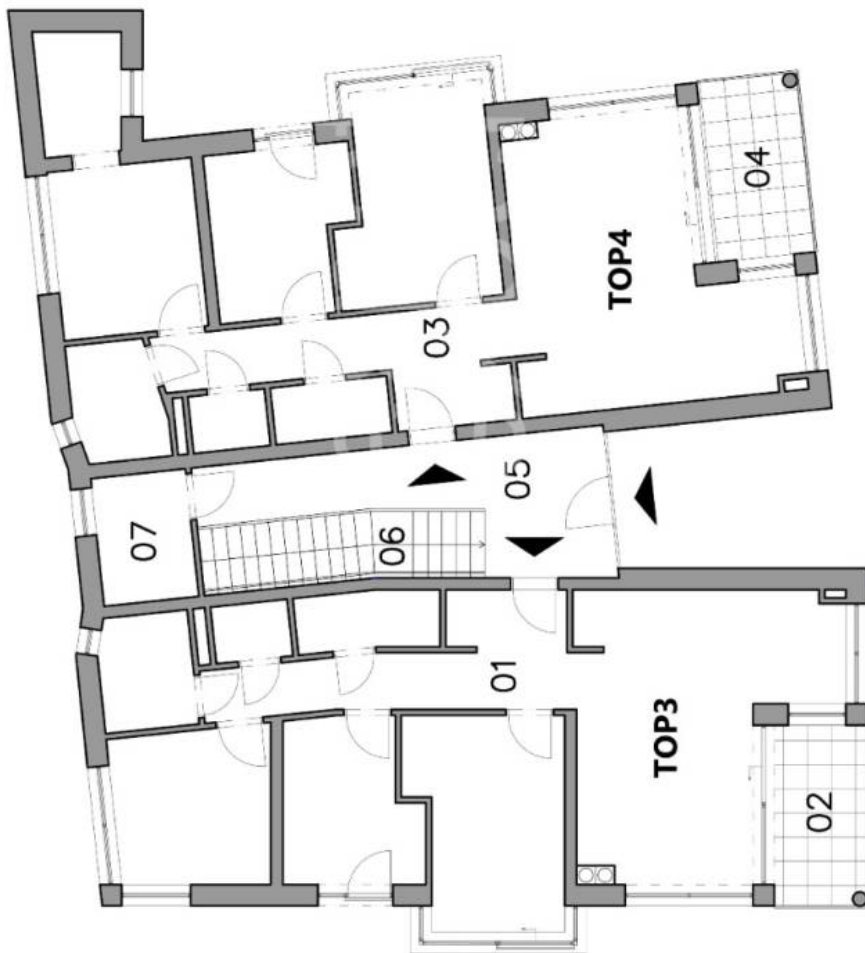
**POSCHODIE - TOP 3+TOP 4**  
**FLOOR - TOP 3 + TOP 4**

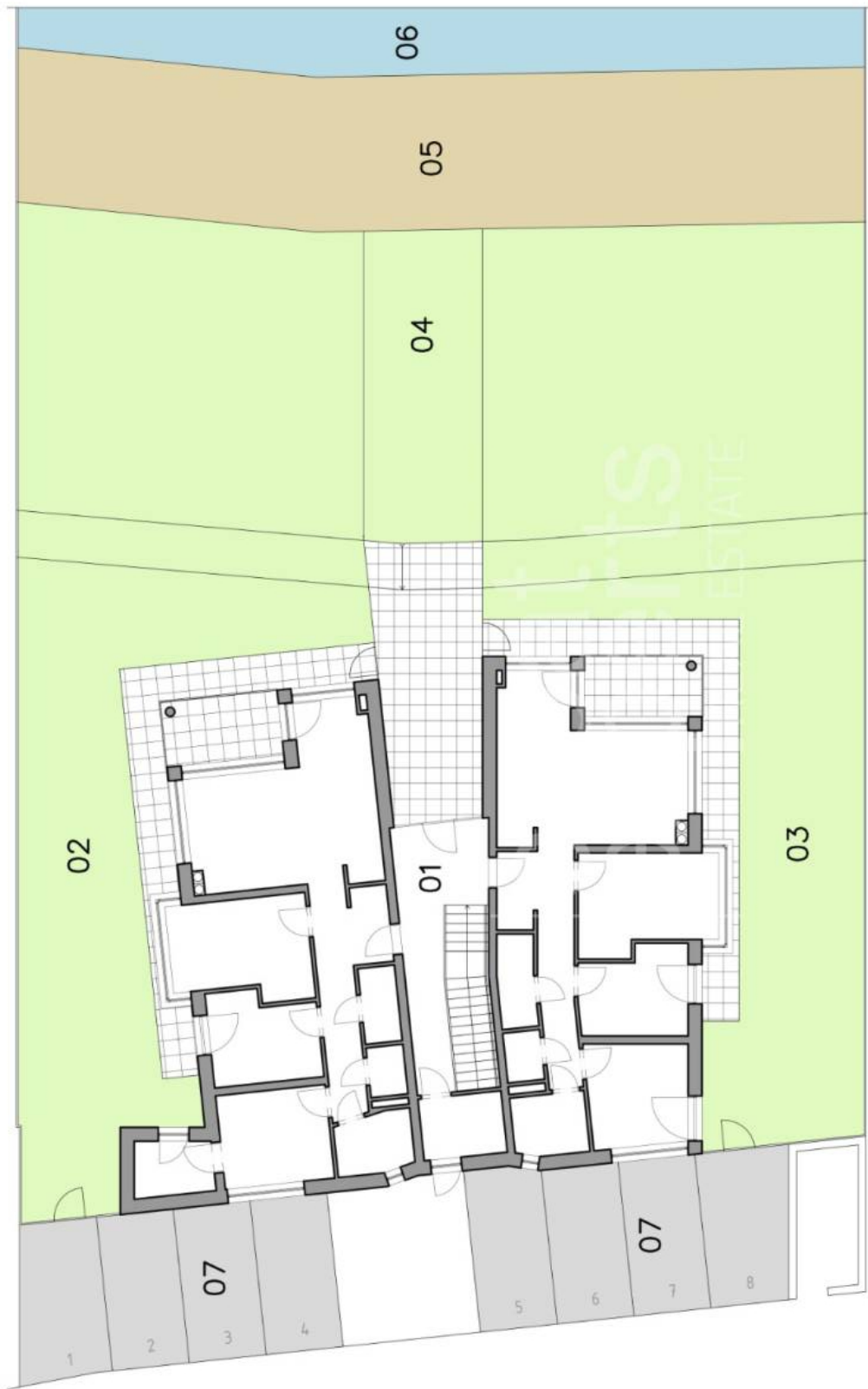
**Am Seepark (A3)**

**Kittsee (Rakúsko/AT)**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

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





**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

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**4-izbový byt - TOP1**  
**3 bedroom apartment**

**Seepark**

**Kittsee (Rakúsko/AT)**

LEGENDA	MIESTNOSTI/LEGEND OF ROOMS	
01	CHODBA/HALL	12,45 m <sup>2</sup>
02	KUCHYŇA/KITCHEN	13,50 m <sup>2</sup>
03	OBÝVAČIA IZBA/LIVING ROOM	14,98 m <sup>2</sup>
04	IZBA/ROOM	11,79 m <sup>2</sup>
05	IZBA/ROOM	9,77 m <sup>2</sup>
06	IZBA/ROOM	10,85 m <sup>2</sup>
07	ŠATNÍK/WARDROBE	4,50 m <sup>2</sup>
08	KÚPEĽŇA/BATHROOM	4,58 m <sup>2</sup>
09	TOALETA/TOILET	1,94 m <sup>2</sup>
10	TECH. MIESTNOSŤ/TECH. ROOM	2,95 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>87,31 m<sup>2</sup></b>
11	TERASA/TERRACE	31,00 m <sup>2</sup>
12	ZÁHRADA/GARDEN	96,73 m <sup>2</sup>



**4-izbový byt - TOP2**  
**3 bedroom apartment**

**Seepark**

**Kittsee (Rakúsko/AT)**

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	12,50 m <sup>2</sup>
02	KUCHYŇA/KITCHEN	13,50 m <sup>2</sup>
03	OBÝVACIA IZBA/LIVING ROOM	14,10 m <sup>2</sup>
04	IZBA/ROOM	11,77 m <sup>2</sup>
05	IZBA/ROOM	9,49 m <sup>2</sup>
06	IZBA/ROOM	10,87 m <sup>2</sup>
07	KUPEĽŇA/BATHROOM	4,71 m <sup>2</sup>
08	TOALETA/TOILET	1,95 m <sup>2</sup>
09	TECH. MIESTNOSŤ/TECH. ROOM	3,66 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>82,55 m<sup>2</sup></b>
10	TERASA/TERRACE	31,30 m <sup>2</sup>
11	ZÁHRADA/GARDEN	92,40 m <sup>2</sup>

01

02

03

04

05

06

07

08

09

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11



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### 4-izbový byt - TOP3

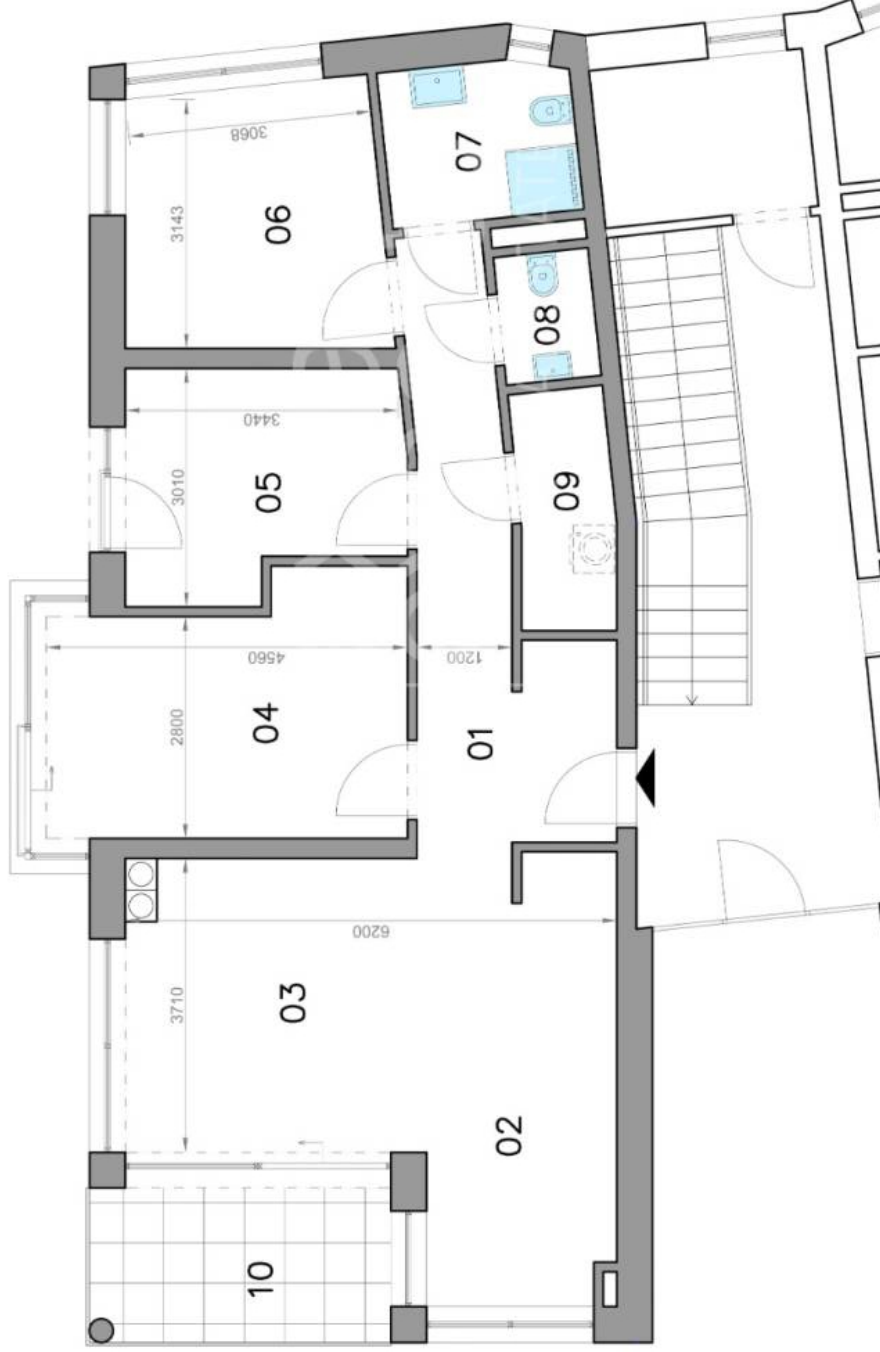
### 3 bedroom apartment

### Seepark

### Kittsee (Rakúsko/AT)

#### LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	CHODBA/HALL	12,50 m <sup>2</sup>
02	KUCHYŇA/KITCHEN	13,50 m <sup>2</sup>
03	OBÝVACIA IZBA/LIVING ROOM	14,10 m <sup>2</sup>
04	IZBA/ROOM	13,86 m <sup>2</sup>
05	IZBA/ROOM	9,49 m <sup>2</sup>
06	IZBA/ROOM	10,87 m <sup>2</sup>
07	KUPEĽŇA/BATHROOM	4,71 m <sup>2</sup>
08	TOALETA/TOILET	1,95 m <sup>2</sup>
09	TECH. MIESTNOSŤ/TECH. ROOM	3,66 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>84,64 m<sup>2</sup></b>
10	BALKÓN/BALCONY	7,56 m <sup>2</sup>



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**4-izbový byt - TOP4**

**3 bedroom apartment**

**Seepark**

**Kittsee (Rakúsko/AT)**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

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



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