

SOLD 2-bdr apt, terrace, at the lake, view on BA, Kittsee A1TOP5

Kittsee - Kittsee, Am Strandbad - KITTSEE SEEPARK

FOR SALE

Price at broker

Property ID: 733250

Condition

New building: yes
Furnishing: unfurnished
Orientation: north east
Building material: brick
Year of building approval: 2022

Size

Number of rooms: 3
Usable area: 81.6 m²
Total area: 99.4 m²

Floor

2. of 2 floors
Elevator: yes

Parking

outdoor
Garage: no

Property equipment

Bathroom: 1x, yes
Windows: plastic
Terrace: 18.00 m²
Air condition: central
Fire place:
Internet connection: optics
Cable TV: yes
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 higher standard and price. The advertisement is for marketing purposes. If you are interested in selling your property on the Austrian border, contact me.

After canceling the reservation, an apartment in the first apartment building is **for sale again - A1TOP5: The last available 2-bedroom apartment at lower prices with an area of 81.6 m² in an approved newly built apartment building, STANDARD version with ceiling heating and cooling and exterior blinds included in the price with an exclusive view of Bratislava and the lake** Seepark is located in a low-energy new building with 6 residential apartments, by the lake in Kittsee (Seepark project), only 9 km from Bratislava. The apartment is on the second-highest floor, in a 3-story building with an elevator, with only two apartments on one floor. The apartment is oriented to the northeast. The apartment has a terrace with an area of 17.8 m² and 1 parking space, which is purchased separately.

BONUS for clients - among the photos of the real state there are photos with **visualizations of the apartment** - how it could look after the equipment, let yourself be inspired :)

Virtual video tour of the apartment: <https://my.matterport.com/show/?m=1wXVHADcxFe>

Video of the apartment: <https://www.youtube.com/watch?v=USIUIH9lw3A>

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

STANDARD OF APARTMENT:

- Entrance door to the apartment fire safety (ADLO).
- Plastic windows
- External aluminum blinds electrically controlled by switches on the wall
- Quality wiring, switches and sockets
- Apartment building with optical Internet connection, cable TV, wiring up to the apartment, preparation for satellite
- Geberit concealed systems
- Washing machine valve in separate WC (possibility of stacking washing machine and dryer)
- Fire detectors, apartments do not have pre-preparation for an alarm.
- Ceiling cooling and ceiling heating
- Heating is provided by a heat pump - heat distribution in the ceiling, water distribution
- Heating and cooling control individually in each room
- DHW preparation is common for the entire BD and is provided by additional electric boilers in the boiler room, plus DHW storage tanks are available
- White interior doors, white door frames
- Laminate floors, oak decor
- Tiles in the bathroom, separate toilet, and on the terrace;
- Bathroom equipment Laufen: bathtub with screen, toilet, bidet, sink, Hansgrohe faucets, ladder radiator

NOT INCLUDED IN THE PRICE:

- kitchen unit (there is only preliminary preparation for a sink, dishwasher, hood, there is an electricity supply for the hob, oven, electrical sockets in the wall), it is possible to install a hood in the ceiling (without venting out of the apartment), above the island
- closets and wardrobes

BUILDING DESCRIPTION:

- Three-story apartment building with 6 apartments
- Barrier-free access
- Energy certificate B (29kWh/m² per year, fGEE 0.77)
- Masonry construction 25 cm brick + 20 cm polystyrene
- Partition between apartments 30 cm acoustic brick
- Concrete ceilings
- OTIS personal lift for 6 people
- Data network cat.6
- In the basement at beach level, there will be a place to store bicycles under the stairs.
- The apartment building includes a shared beach and access to the lake
- The orientation of the beach is to the north, in the summer the apartment building creates a pleasant shadow.
- The apartment building has 6 apartments on 3 floors, common entrance from the street and from the beach.
- A property manager has been appointed for the apartment building, the other apartments in the building have already been sold and occupied.
- The land is connected to electricity, water and sewage.
- A pier for entering the lake should be built on the common beach after the agreement of the owners

COSTS

The monthly prescription from the administrator will be approximately EUR 250, plus a separate payment for electricity EUR 70 and internet in the amount of EUR 30.

PARKING:

The reserved outdoor parking space AP1 for this apartment has an area of 16.3 m², is located in front of the apartment building and costs EUR 10,000. Two places cannot be purchased with the apartment. It is possible to order recharging for electric cars at your parking lot for EUR 4,000.

IMPORTANT INFORMATION:

The condition of depositing at the cadastre is signing an affidavit that the buyer (each owner on the title deed) is aware that the property cannot be left unoccupied or used only for leisure, which means that the person who will actually live in the apartment - the owner or his family member or tenants, will give the address of the apartment the main stay in Austria (condition given by the municipality of Kittsee) - the so-called Hauptwohnsitz. You can still keep your permanent residence in Slovakia, you will probably have to transfer the car to an Austrian license plate.

Buying an apartment in Kittsee is only possible for buyers from European Union countries.

Likewise, the condition of permanent residence can only be met by EU citizens.

Unfortunately, applicants from so-called third countries will not go through the approval process (we have had an unsuccessful attempt).

LOCATION:

The apartment is located in the village of Kittsee, around the lake from the former gravel pit - Project Seepark. In the locality, there are family houses, townhouses and low-rise apartment buildings (approx. 80 plots). The apartment building is built on a plot with a private part of the beach and access to the lake.

The lake is within walking distance from the village of Berg (possibility of using the infrastructure of this village). The distance from the village of Kittsee is 1-2 km, but at the moment there is no bicycle path next to the road to the village, only a bicycle path further from the road that leads to the center of the village of Kittsee. 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.

PRICE AND METHOD OF FINANCING:

Apartment price + parking + implementation fees (3.5% property acquisition tax, 1.1% fee for depositing at the cadastre, 3500 Euro fees for a lawyer and a notary in Austria, 3.6% commission for a real estate agency).

When buying an apartment with 1 parking space, the commission and Austrian fees will amount to 31369 Euros (when paying in cash).

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

When financing through a mortgage, the property can only be financed through an Austrian bank. **Currently, the seller prefers cash buyers.**

In the case of cash, it is important to check the origin of the money, which will be carried out by the bank where the notarial custody will be held.

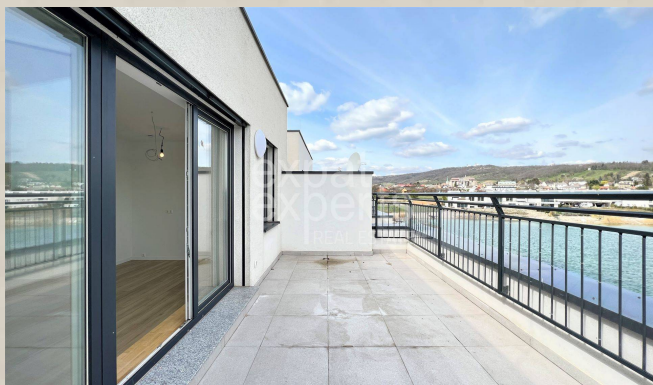
We carry out this verification of the origin of the money even before signing the reservation - we will explain the conditions of the verification at the inspection, by phone or by email.

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@exceptional living by the lake @visualisation

@1 sold

@2 NEW BUILDING



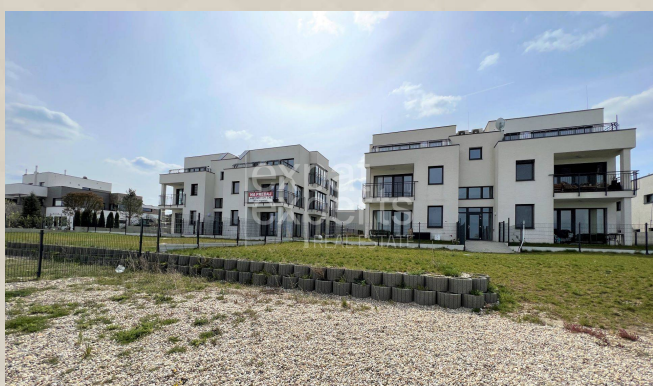
3D preview



Link to property



Video



3D preview



Link to property



Video

3-izbový byt - TOP 5
2 bedroom apartment - TOP 5

Seepark

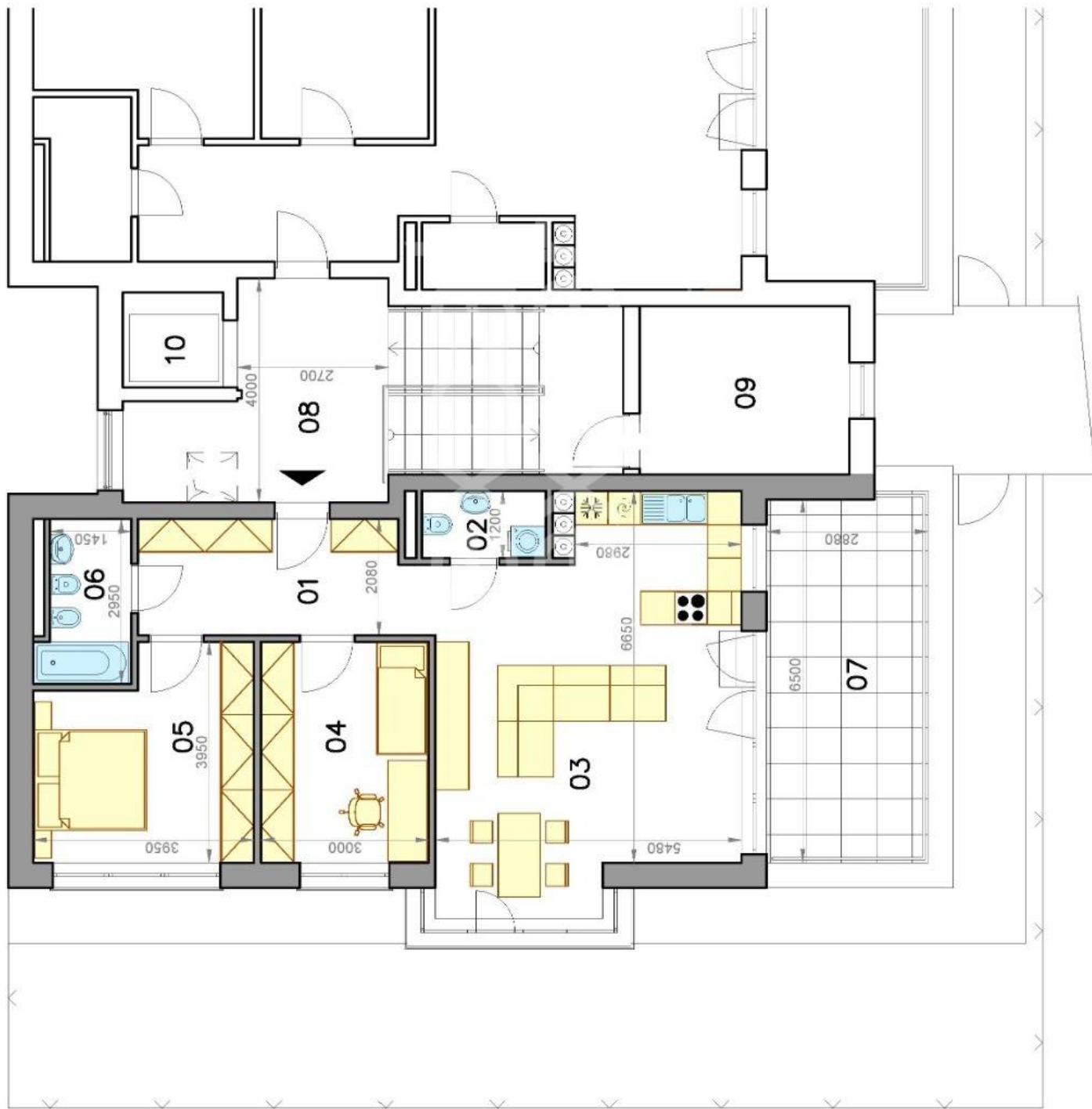
Kitsee

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	VSTUPNÁ CHODBA/ENTRANCE HALL	10,50 m ²
02	ZÁCHOD/TOILET	1,95 m ²
03	OBÝVAČIA IZBA, KUCHYŇA/LIVING ROOM, KITCHEN	36,40 m ²
04	IZBA/ROOM	11,85 m ²
05	SPÁĽŇA/BEDROOM	13,98 m ²
06	KÚPEĽŇA/BATHROOM	4,50 m ²
PLOCHA CELKOM/TOTAL AREA		79,20 m²
07	TERASA/TERRACE	17,80 m ²
08	SPOLOČNÁ CHODBA/COMMON HALL	14,50 m ²
09	KOTOLŇA/BOILER ROOM	11,25 m ²
10	VÝTAH/LIFT	3,00 m ²



Uvedené výmery majú iba informatívny charakter.



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

Seepark

Kitsee

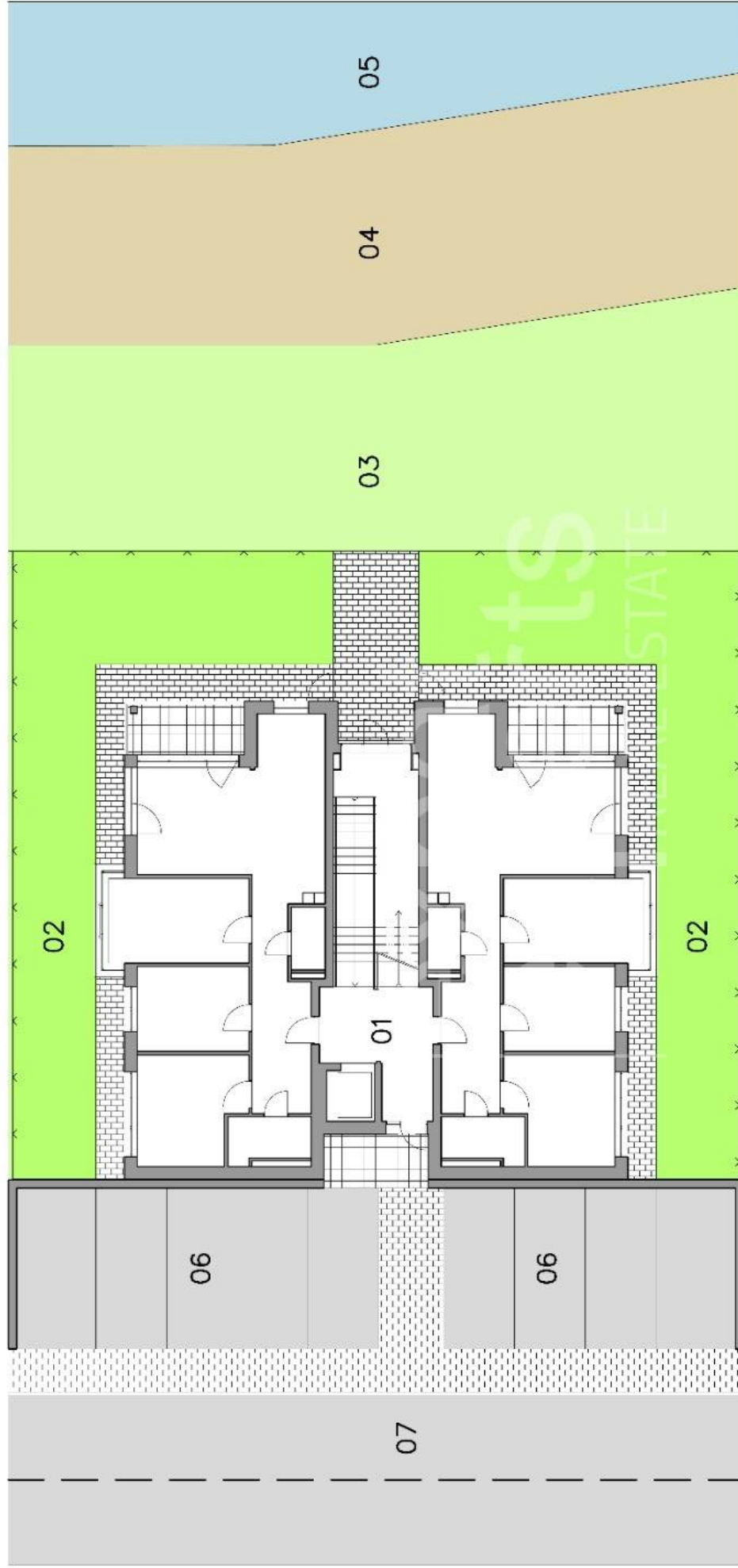
LEGENDA BYTOV/LEGEND OF APARTMENTS

01	3-IZBOVÝ BYT/2-BEDROOM APARTMENT (TOP5)	79,20 m ²
02	TERASA/TERRACE (TOP5)	17,80 m ²
03	3-IZBOVÝ BYT/2-BEDROOM APARTMENT (TOP6)	79,20 m ²
04	TERASA/TERRACE (TOP6)	17,80 m ²



Uvedené výměry majú iba informatívny charakter.





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	PARKOVISKO/PARKING
07	PRÍSTUPOVÁ CESTA/ACCESS ROAD