











SOLD 2-bdr apt at the lake, nice view, terrace, Kittsee, A2-TOP5

Kittsee - Am Strandbad - KITTSEE SEEPARK

FOR SALE | Price at broker | **Property ID:** 669709

Condition

New building: yes
Furnishing: unfurnished
Orientation: north east
Building material: brick
Year of construction: 2021
Year of building approval: 2022

Size

Number of rooms: 3
Usable area: 79.2 m²
Total area: 97 m²

Floor

2. of 2 floors
Elevator: yes

Parking

outdoor

Property equipment

Bathroom: 1x, bath
Windows: plastic
Terrace: 18.00 m²
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

Apartment is sold yet.

A2-TOP5: 2-bedroom apartment 79.2 m^2 in STANDARD design, terrace 17.8 m^2, 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 east and north.

Special advantage of apartment TOP5 is that there is only one family house on a large plot on a neighboring plot. In the part adjacent to the apartment building, this family house has an ornamental garden planned, which means more privacy and a nice views for the owner of this apartment.

Virtual 3D-inspection of the apartment: https://my.matterport.com/show/?m=m7hNjsACCFf
Video for the apartment: https://youtu.be/f1kQPcJkO6A

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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^2 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, the expected approval date March-April 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.

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@ exceptional living by the lake
@ 1 only with us
@ 2 NEW BUILDING





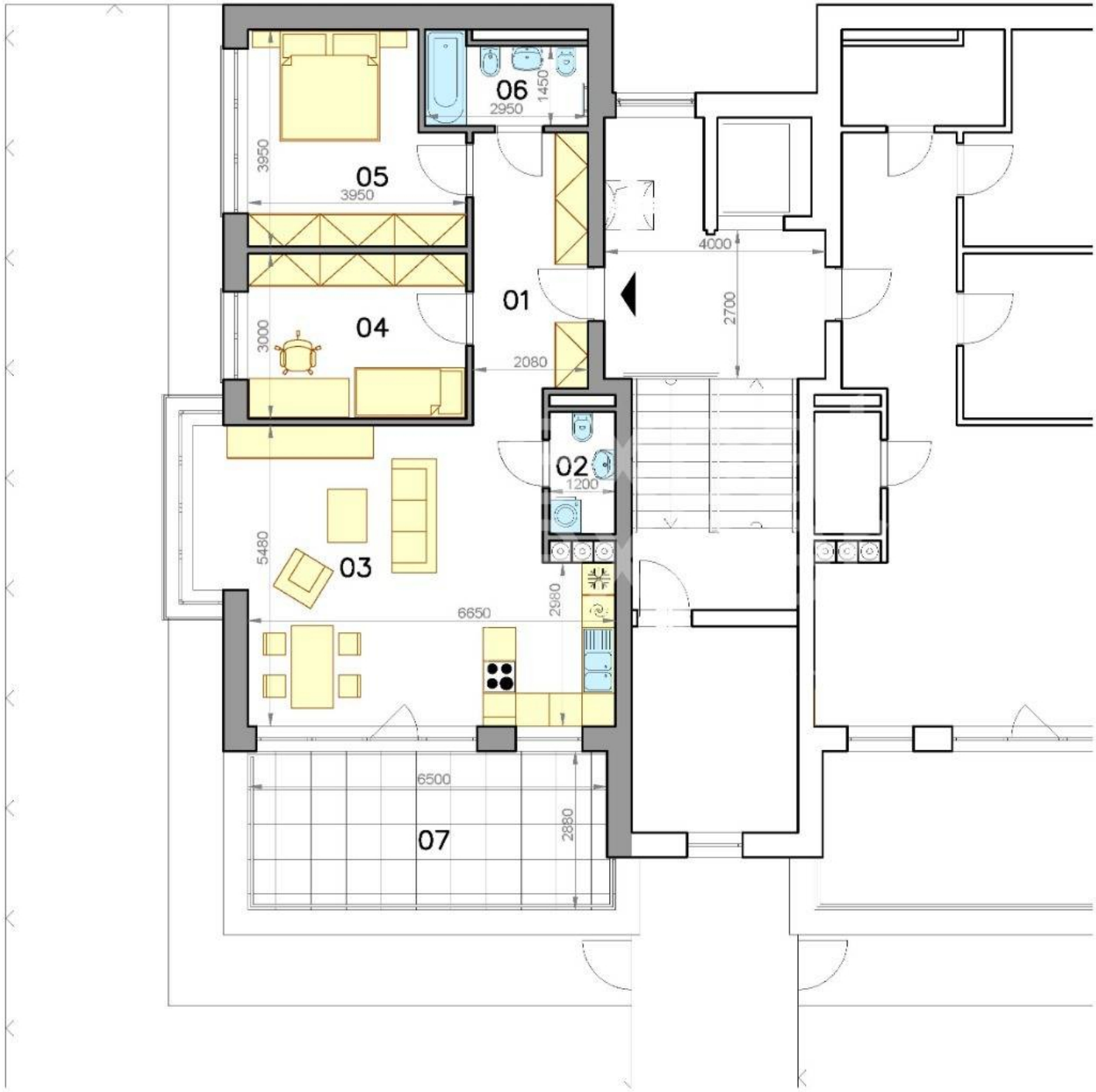





3D preview

Link to property

Video



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

Seepark Aquarius 2
Kittsee (Rakúsko/AT)

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS		
01	VSTUPNÁ CHODBA/ENTRANCE HALL	10,50 m²
02	ZÁCHOD/TOILET	1,95 m²
03	OBÝVACIA IZBA, KUCHYŇA/LIVING ROOM, KITCHEN	36,40 m²
04	IZBA/ROOM	11,85 m²
05	SPÁLŇA/BEDROOM	13,98 m²
06	KÚPEĽŇA/BATHROOM	4,50 m²
PLOCHA CELKOM/TOTAL AREA		**79,20 m²**
07	TERASA/TERRACE	17,80 m²

Výmery majú iba informatívny charakter

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

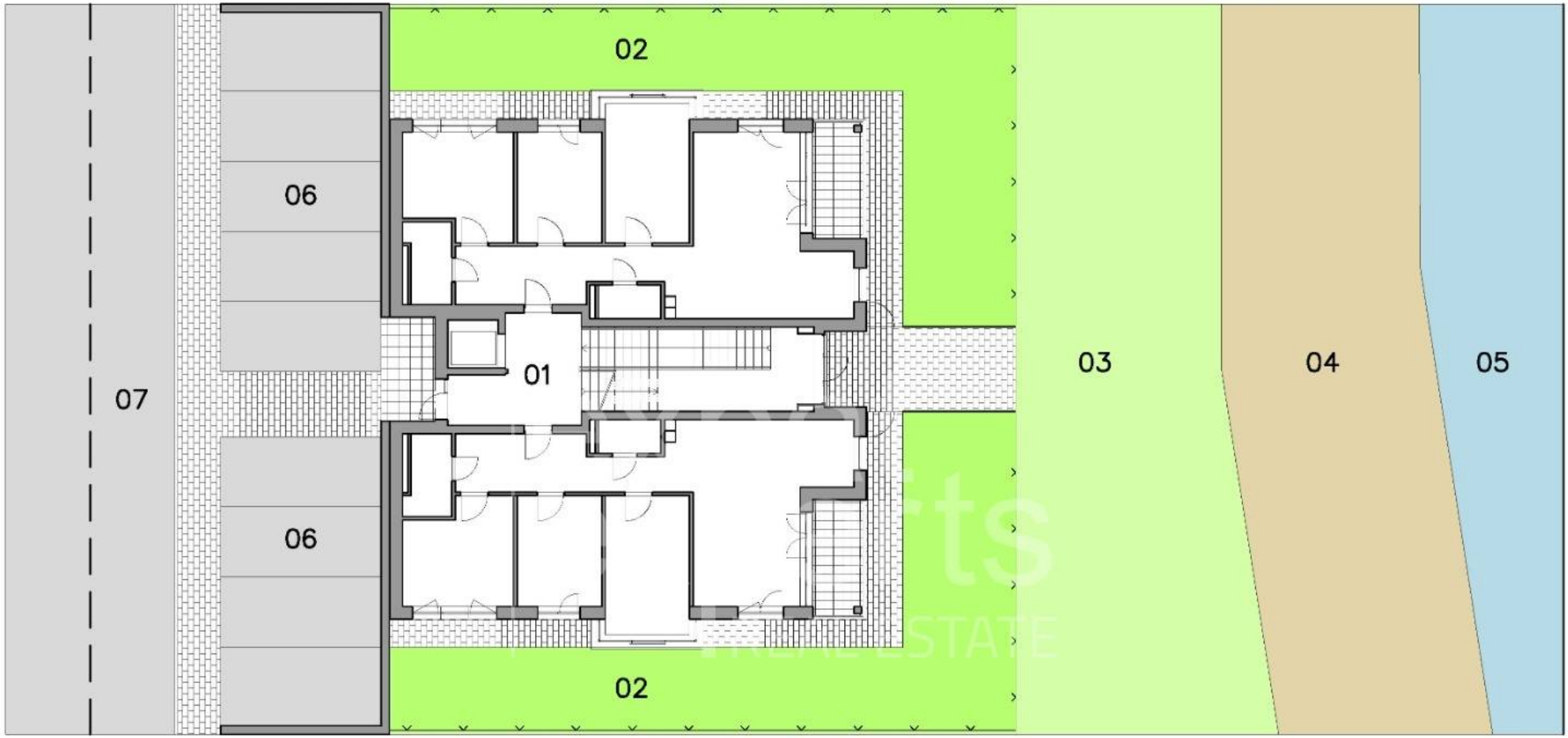
Seepark Aquarius 2
Kittsee (Rakúsko/AT)

LEGENDA BYTOV/LEGEND OF APARTMENTS		
01	3-IZBOVÝ BYT/2-BEDROOM APARTMENT (TOP5)	79,20 m²
02	TERASA/TERRACE (TOP5)	17,80 m²
03	3-IZBOVÝ BYT/2-BEDROOM APARTMENT (TOP6)	79,20 m²
04	TERASA/TERRACE (TOP6)	17,80 m²
05	SPOLOČNÁ CHODBA/COMMON HALL	14,50 m²
06	KOTOLŇA/BOILER ROOM	11,25 m²
07	VÝŤAH/LIFT	3,00 m²

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Výmery majú iba informatívny charakter

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Situácia bytového domu
Situation of apartment house

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS
01 BYTOVÝ DOM/APARTMENT HOUSE
02 PREDZÁHRADKA/FRONT GARDEN
03 TRÁVNIK/LAWN
04 ŠTRKOVÁ PLÁŽ/GRAVEL BEACH
05 JAZERO/LAKE
06 PARKOVISKO/PARKING
07 PRÍSTUPOVÁ CESTA/ACCESS ROAD