



SOLD: 3-bdr apt. w/ garden+terrace, at the lake, 92m², Kittsee, TOP
Kittsee - Am Strandbad - KITTSEE SEEPARK

FOR SALE

Price at broker

Property ID: 620737

Condition

New building: yes
Furnishing: unfurnished
Orientation: north west
Building material: brick
Year of building approval: 2021

Size

Number of rooms: 4
Usable area: 92 m²
Total area: 220 m²

Floor

Number of floors: 2
Elevator: yes

Parking

outdoor

Property equipment

Bathroom: 1x, yes
Windows: plastic
Terrace: 10.00 m²
Front garden: yes
Air condition: central
Fire place:
Internet connection: optics
Heating: central - common boiler room
Waste disposal: separable
Gas: no
Energy certificate: B
Wheelchair access: yes



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Property description

B2: 4 bedroom apartment 91.82 m² in STANDARD design, terrace 10 m², with front garden 92.92 m², 1 parking space included . This exceptional 4-room apartment overlooking the lake, is located in a low-energy new building with 6 residential units, 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 landscaped lawn.**

Virtual 3D: <https://my.matterport.com/show/?m=m1QWQj6HYjd>

STANDARD:

- Entrance door to the apartment security fire protection (ADLO).
- Plastic windows Salamander 3-glass, 6-chamber.
- Electrically operated external blinds
- 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 washing machine and dryer)
- Fire detectors
- Ceiling air conditioning and ceiling heating. Heating is provided by a heat pump - heat distribution in the ceiling or in the floor (underfloor heating on the 1st floor, heating in the ceiling on the 2nd floor and 3rd floor). Heating and cooling control individually in each room.
- DHW preparation is common for the whole BD and is provided by 3 additional electric boilers in the boiler room.
- Interior doors white, white casement frames
- Laminate floors oak decor
- Tiling and paving in the bathroom, separate toilet and on the terrace;
- Sanita Laufen: bathtub, glass bath screen, toilet, bidet, washbasin, Hansgrohe faucet, ladder radiator

DESCRIPTION OF THE BUILDING:

- Three-storey apartment building with 6 apartments
- Barrier-free access
- Energy certificate B (29kWh / m² per year, fGEE 0.77)
- Brick construction 25cm brick + 20cm polystyrene
- Partition between 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
- The orientation of the beach is to the north, in summer the apartment building 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.

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, terraced houses and low-rise apartment buildings (approx. 80 plots). The apartment house is built on a plot with a private part of the beach and access to the lake.

The lake is within walking distance of the village of Berg (possibility to use the infrastructure of this village). The distance from the village of Kittsee is 1-2km, but currently there is no bike path leading to the village, only a field path next to the road to Kittsee. The apartment house is located only 9 km from Bratislava. Accessibility to Bratislava via the old road 61 from Berg to Petržalka 15 minutes or via the E58 motorway. Good connections with Vienna via the A6 motorway.

PARKING:

Reserved parking space 14.82 m² for an apartment building included in the price, the second can be purchased for 22.000,- Euros.

IMPORTANT INFORMATION:

The condition for filing for the cadastre is the signing of a declaration that the buyer (each owner on the title deed) will give his main residence in Austria to the address of the apartment (condition given by the municipality of Kittsee) - the so-called Main seat. You can still keep your permanent residence in Slovakia, only taxes will be paid in Austria.

PRICE AND FINANCING:

The price of the apartment upon request in the real estate office + realization fees (3.5% real estate acquisition tax, 1.1% fee for depositing in the cadastre, 2.4% notary fees, 1.2% of the amount of the mortgage loan, 3.6 % commission for real estate agency).

Option to purchase an additional parking space of 22.000,- EUR.

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

When financing through a mortgage, the property can be financed through the Slovak branch of Oberbank AG, or any Austrian bank, or through branches of Austrian banks in Slovakia. We will provide you with cooperation in arranging a mortgage through our selected mortgage advisers specializing in the Austrian market.

@ living by the lake @garden

@1 exclusive

@2 SOLD



3D preview



Link to property



Video

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

Seepark

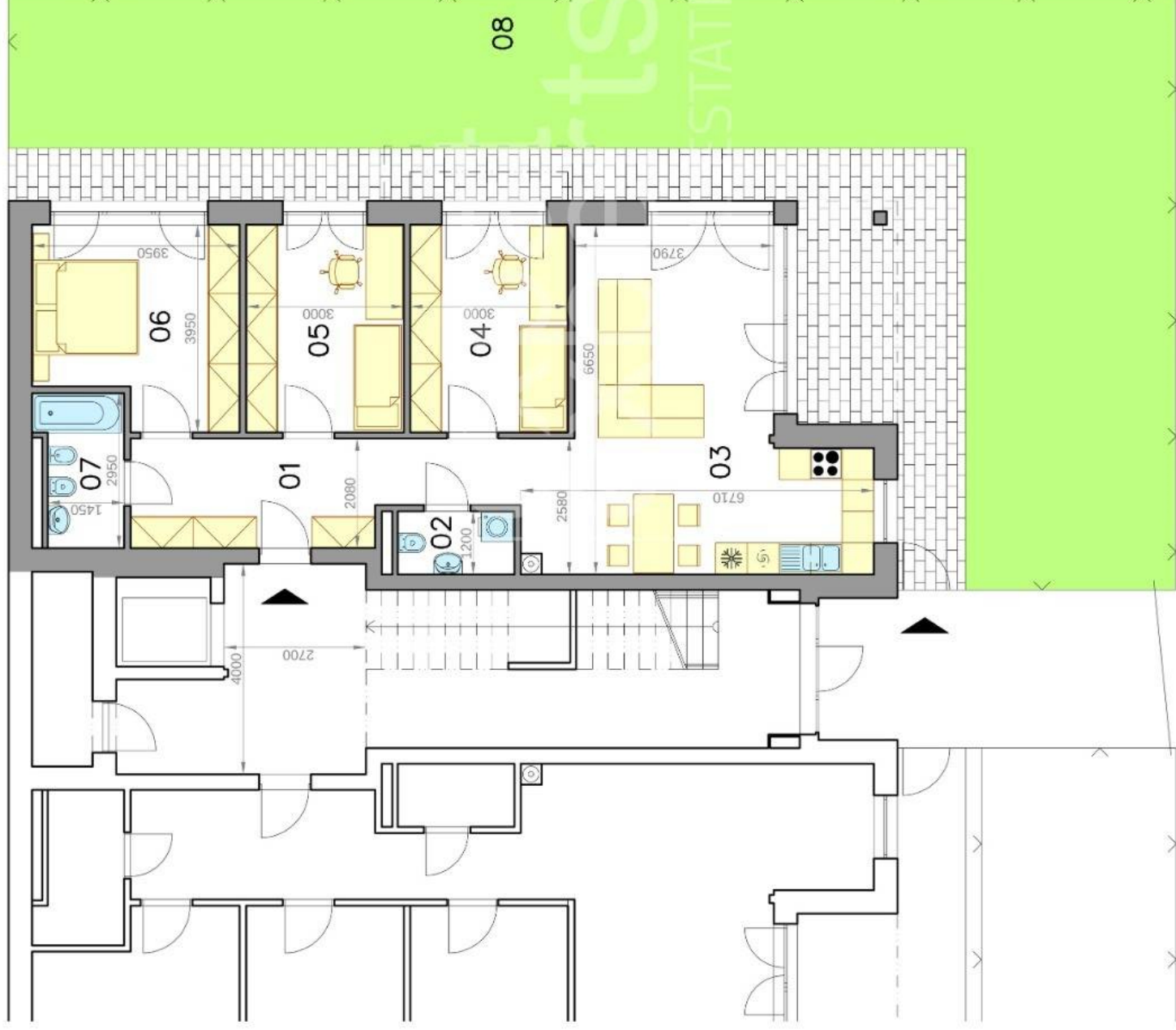
Kitsee

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

01	VSTUPNÁ CHODBA/ENTRANCE HALL	13,17 m ²
02	ZÁCHOD/TOILET	1,95 m ²
03	OBÝVACIA 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		219,50 m²



Uvedené výmery majú iba informatívny charakter.



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

Seepark

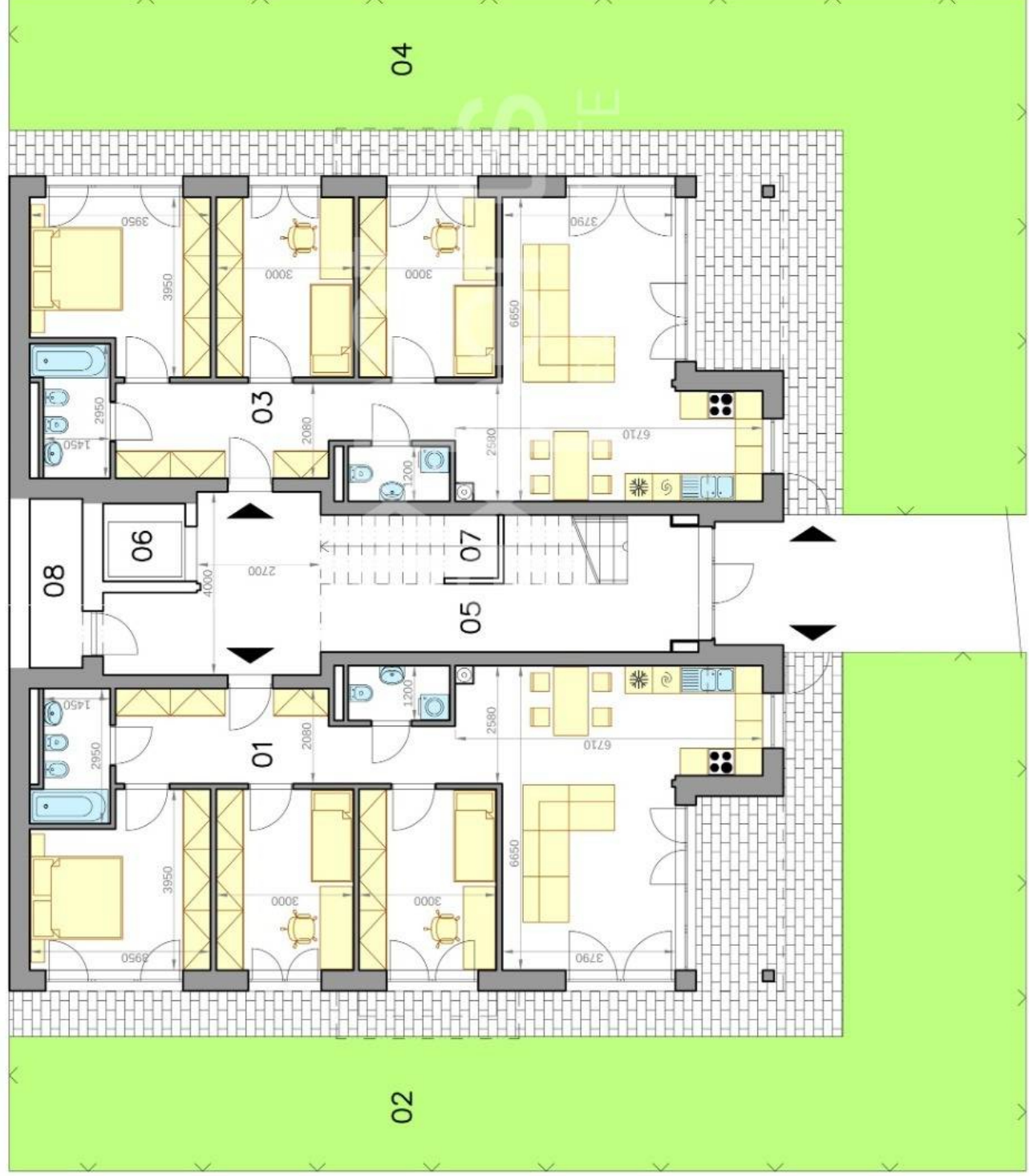
Kitsee

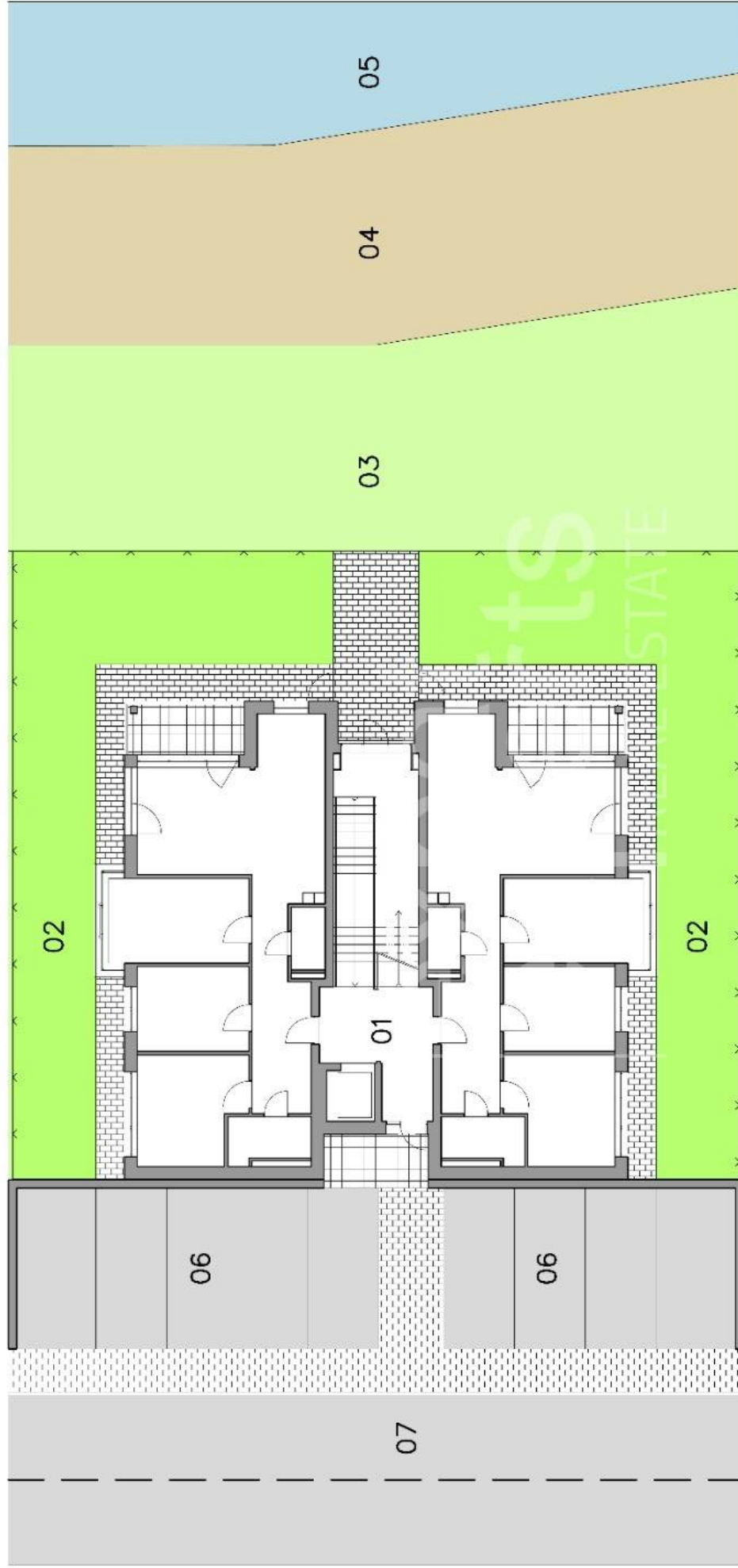
LEGENDA BYTOV/LEGEND OF APARTMENTS

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



Uvedené výmery 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