



Unique 2-bdr apt, 85m<sup>2</sup>, beautiful view, terrace, Hainburg, 2x parking  
Hainburg an der Donau

**FOR SALE**

**399 000 €**  
(4 710 € / m<sup>2</sup>)

**Property ID: 866668**

plus 2x parking and Austrian fees and commission

#### Condition

**New building:** yes  
**Furnishing:** partly furnished  
**Orientation:** north west  
**Building material:** brick  
**Year of building approval:** 2018

#### Size

**Number of rooms:** 3  
**Usable area:** 84.61 m<sup>2</sup>  
**Total area:** 136 m<sup>2</sup>

#### Floor

3. of 3 floors  
**Elevator:** yes

#### Parking

private  
**Garage:** 1 car

#### Property equipment

**Bathroom:** 2x, bath and shower  
**Windows:** aluminium  
**Terrace:** 48.00 m<sup>2</sup>  
**Utility room:** 3.60 m<sup>2</sup>  
**Air condition:** no  
**Fire place:**  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** central - common boiler room  
**Waste disposal:** separable  
**Gas:** no  
**Wheelchair access:** yes



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## Property description

### **Hainburg, 2-bedroom apartment 85m<sup>2</sup> with 48m<sup>2</sup> terrace overlooking the castle in a new building on the upper floor, cellar, 2x parking**

We offer for sale a spacious, partially furnished 2-bedroom apartment, in an apartment building on Friedrichstrasse, built in 2018, in a family house area, under the forest and under the castle. The apartment has complete privacy on the terrace, is located on the last 3rd floor (3), with a large terrace overlooking the castle and surrounding family houses. There is an elevator, and the apartment building and apartment are wheelchair accessible. Parking - one space in the garage, the second space outside the house. The apartment is located in a quiet and safe location with a view of greenery, northwest and northeast orientation.

#### **AREA:**

- the apartment has an area of 84.61 m<sup>2</sup>,
- the terrace area is 48 m<sup>2</sup>,
- the apartment has a cellar with an area of 3.6 m<sup>2</sup>.

The house also has a large room for bicycles and strollers.

The owner is selling an outdoor parking space and a second indoor parking space in the garage under the house for a total of 30000 Euros (7.000 Eur outdoor parking space, 23.000 Eur garage parking space). The purchase of the outdoor parking space is a condition of sale, the ideal is to purchase both parking spaces together with the apartment.

The price includes Austrian fees and real estate agency commission, a breakdown of fees is below in the advertisement.

The apartment is available immediately after the sale. The apartment is being sold partially furnished - kitchen with appliances, built-in wardrobes in the hallway and bathroom, sofa in the living room, TV, double bed in the bedroom, washing machine and dryer, without chandeliers (will be dismantled after the sale)

**Video of the apartment:** <https://www.youtube.com/watch?v=M8YCve6VM2M>

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

**More information:** Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

#### **APARTMENT**

Living room with access to a spacious terrace, connected to the kitchen and dining area, with beautiful views through large windows. Master bedroom with access to the terrace, with private bathroom with bathtub and toilet. The second bedroom at the entrance to the apartment, with a window to the terrace, uses a second bathroom with shower and washing machine and dryer. In the hallway there is a separate toilet and wardrobe.

#### **APARTMENT EQUIPMENT**

- large-area, very high-quality plastic-aluminum windows with 3-glass, brand Actual
- declared concrete ceiling, ceiling height is 264cm
- underfloor heating with hot water heating, thermostat in the living room for the entire apartment (the apartment building is centrally heated)
- wooden three-layer parquet with a rustic look, planed surface, throughout the apartment except for the bathrooms (the parquet needs to be sanded)
- lining frames and doors, CPL, knotty oak decor, clear height 204cm, all doors in the apartment are 80cm wide, including the bathrooms and toilet
- high-quality handles brand Tupai
- white entrance door to the apartment, fire-resistant with self-closing mechanism, handle-handle, width 90cm
- bathrooms and toilet with gray tiles and paving, concrete look
- preparation for a fireplace / stove in a column with a chimney in the middle of the living room
- high-quality electrical installation, Siemens switches and sockets, fire alarms
- preparation for lighting in the ceiling and walls throughout the apartment, it is necessary to equip the apartment and terrace with your own lighting (the lamps will be dismantled)



- electronic doorman, with which you can communicate from the apartment, and also open the entrance door to the apartment building for visitors
- currently there is no air conditioning in the apartment, but external air conditioning units can be placed on the roof of the apartment building

#### **KITCHEN 15m<sup>2</sup>**

- white gloss kitchen unit brand IKEA,
- with built-in appliances - refrigerator with freezer, white induction hob, electric hot air oven, 60cm wide dishwasher (needs to be replaced), extractor hood, white ceramic IKEA sink, IKEA faucet, - laminate worktop with wooden decor, in the place by the window with a depth of up to 88cm
- large-area window 247x155cm with a beautiful view, northeast orientation
- space for a dining table in the part in front of the chimney

#### **LIVING ROOM 19m<sup>2</sup>**

- the living room is connected to the kitchen, optically divided by a column in which there is a chimney and preparation for a fireplace or wood stove, the apartment currently has no heating connected to this chimney
- sofa set, coffee table, TV
- orientation to the west and north, view of the castle,
- large-area window 247x155cm, plus on the west side glazing with patio doors, exit to the terrace

#### **TERRACE**

- beautiful large terrace with an area of 48m<sup>2</sup> is L-shaped, part of it is facing west towards the castle and part to the northeast towards the parking lot and family houses
- orientation to two cardinal points allows you to set up two seating areas on the terrace, which can be in the shade or in the sun at a certain time of day, there is no need to deal with intensive pergolas or awnings
- high-quality tiles on the terrace are laid on the terrace,
- water supply for watering the greenery on the terrace
- socket, lighting around the perimeter of the terrace on the facade

#### **MASTER BEDROOM 14m<sup>2</sup> with BATHROOM**

- the bedroom is accessible from the living room, has a door to the terrace
- bed with upholstered headboard 220cm wide, with high mattresses
- there is a separate bathroom with a bathtub and a toilet
- the bathroom has, in addition to lighting, natural light through a skylight in the ceiling,
- acrylic bathtub, brand RIHO, 89x178 cm, with Hansgrohe bath mixer
- Duravit washbasin with Hansgrohe faucet,
- Duravit toilet, GROHE concealed flushing, glass screen behind the toilet
- Limodor fan

#### **ROOM 13m<sup>2</sup>**

- at the entrance to the apartment there is a separate room, a bedroom with a window to the terrace, northeast direction
- the room can be used as a children's room or an office or a guest room

#### **BATHROOM / LAUNDRY ROOM**

- from the hallway you enter the second bathroom, which has a walk-in barrier-free shower enclosure
- the enclosure is 102x117 cm in size, glass screen
- Hansgrohe thermostatic shower faucet, with an upper RAIN shower head
- oval Duravit washbasin with a high lever faucet, on a solid wooden shelf
- Limodor fan
- 200cm long built-in wardrobe
- washing machine and dryer brand Samsung, 9kg laundry, stacked

#### **TOILET**

- separate toilet is located right in the entrance hall of the apartment
- wall-hung toilet Duravit, concealed flushing TECE,
- Duravit washbasin, Hansgrohe faucet

#### **HALLWAY**

- in the hall there is a built-in wardrobe, 244cm part 64cm deep, 85cm wardrobe at the entrance to the apartment with a depth of 39cm, for shoes

### CELLAR

- cellar 3.6m<sup>2</sup>, 2.2 x 1.4m, sheet metal lathing between the cells, socket, light, located at the entrance level to the house
- located in the same section of the house where there is a passage to the garage, to the garage parking space which is sold with the apartment

### PARKING:

- 1 outdoor parking space is sold with the apartment in yard, outside, a few meters in front of the entrance to the apartment building, for 7000 Eur.
- Second parking space in the garage, entrance to the apartment with dry feet, the price of this parking space is for an additional fee of 23000 Eur.
- The garage parking space is 5.5 x 2.5m. There are 7 parking spaces in the garage.
- Remote-controlled garage gate, automatically closes.
- Preference will be given to clients who purchase both parking spaces for the apartment, it is necessary to purchase at least an outdoor parking space.
- Car entrance / entrance to the plot and outdoor parking space is without a gate / ramp.
- Parking for visitors is provided by free city parking on the street, approximately 8 spaces.

### COSTS

- electricity 30 EUR from EVN, administrator approx. 322 EUR (heating, water, administration, waste collection), 1 x parking space in the garage 23 EUR, 1 x parking space in the yard 11 EUR
- total: 382 EUR plus internet and TV, from the provider Kabel Plus in the price of 25 EUR
- a bill is made once a year, the administrator makes a 3-month prescription and resolves overpayments/underpayments by reducing/increasing the prescription for the next period

### APARTMENT BUILDING

- Three-storey apartment building approved in 7/2018, 20 apartments in total, 4 apartments in a common hallway on the 3rd floor
- Barrier-free access to the house and apartment
- Brick construction 25cm brick + 20cm polystyrene
- Dividing partition between apartments 30cm acoustic brick
- Concrete ceilings, ceiling height in the apartment 2.64m
- Passenger elevator
- Data network cat.6
- Optics in the apartment building and in the apartment
- The entrance door to the apartment building opens with a key, the garage door is remote controlled, it closes automatically
- In the semi-recessed ground floor at the level of the outdoor parking there is an entrance to the cellars and garages, there is also a lockable bicycle room.
- Trash can stand in the area
- Green areas in the area and their maintenance are handled by the administrator
- The property administrator Meister & Pilgram GmbH is assigned to the apartment building

### LOCATION:

The apartment is located in Hainburg an der Donau, near the forest, above the hospital, under the castle, in the part that is at the entrance from Bratislava, it is not necessary to go through the entire city and the historical center on the way home. There are mostly family houses in the area. The apartment building is built on a plot of land with a private courtyard and an internal parking space in the courtyard, which is accessible from the street without an external gate.

The historic town of Hainburg an der Donau has a very pleasant center with restaurants and cafes.

The town has kindergartens, schools, a music school, a language school.

Promenade by the Danube

Possibility of hiking and walking to the castle and around Braunsberg

Bergbad swimming pool

1500m from the apartment - Galleria Danubia shopping center with Lidl, Billa and other stores, <https://www.galleria-danubia.at/shops-offnungszeiten-sk/>

1400m from the apartment - Ungartor train station towards Vienna and Kittsee (there is no train connection to Bratislava, only a bus)

950m from the apartment - bus stop on Pressburger Reichsstr., where bus 901 to Bratislava also stops

1600m from the main square in the historic center of Hainburg

12km and 13 minutes from Petržalka

Arriva bus no. 901, which has 5 stops in Hainburg, stops in Wolfsthal and ends in Bratislava under the SNP bridge.

**PRICE and FINANCING METHOD:**

The price of an apartment with cellar and 2 parking spaces is 429.000 Euros. The price of an apartment with 1 parking space outside is 406.000 Euros.

The following implementation fees will be charged to the price:

- 3.5% property acquisition tax,
- 1.1% fee for deposit in the cadastre,
- 2.0% notary fees,
- 3.6% commission for the real estate agency
- 1.2% of the mortgage loan amount (only from the value of the lien)

The price of an apartment with 1 outdoor parking space, with fees, is 448.000 EUR

The price of an apartment with 2 parking spaces, with fees, is around 473.000 EUR depending on whether you pay in cash or in combination with a mortgage.

There is currently no bank lien on the apartment.

**Please note:** part of the apartment price will be set aside for the furnishing of the apartment, this will be handled through a notary's escrow in Slovakia

If you are interested, a reservation deposit of 3.6% of the property price is paid to the account of a Slovak notary when signing the reservation contract.

The purchase contract is then prepared by a selected Austrian notary, who will ensure the registration of a new lien (if you are buying an apartment with a mortgage) and the registration of the new owner in the land register. All fees are paid by the buyer. Expat Experts will guide you through the entire sales process in Slovakia and Austria.

When financing through a mortgage, the property can be financed through any Austrian bank. Alternatively, you can finance your apartment through a Slovak bank, but in that case you must give a lien on a Slovak property and to buy an apartment in Hainburg you will use only the money from the loan (American mortgage).

We will provide you with assistance in arranging a mortgage through mortgage advisors selected by us with specialization in the Austrian market - the fee for their services is 3% of the mortgage amount (brokers in Austria are not financed by banks).

**We look forward to seeing you at the viewing!**

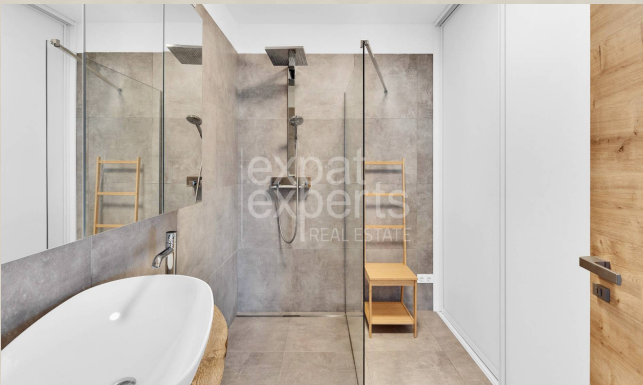
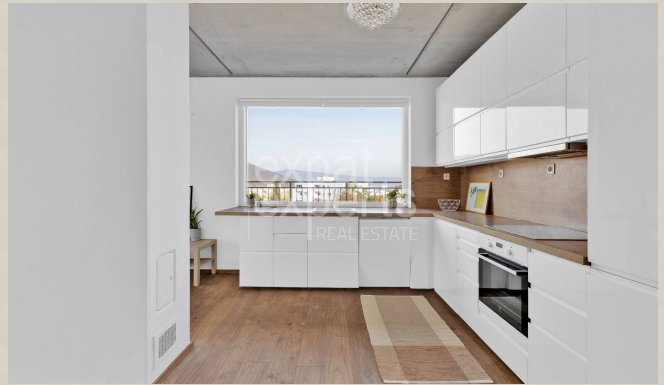
**More information: Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk**

@large terrace @beautiful view @parking 2x

@1 only with us

@2 NEW BUILDING





3D preview



Link to property



Video





3D preview



Link to property



Video

**3-izbový byt**  
**2 bedroom apartment**

**ulica Friedrichstrasse**  
**Hainburg**

**LEGENDA MIESTNOSTI/LEGEND OF ROOMS**

01	VSTUPNÁ CHODBA/ENTRANCE HALL	5,60 m <sup>2</sup>
02	CHODBA/HALL	3,10 m <sup>2</sup>
03	IZBA/ROOM	13,17 m <sup>2</sup>
04	KUCHYŇA/KITCHEN	15,00 m <sup>2</sup>
05	OBÝVACIA IZBA/LIVING ROOM	19,10 m <sup>2</sup>
06	SPÁĽŇA/BEDROOM	14,31 m <sup>2</sup>
07	KÚPEĽŇA/BATHROOM	5,48 m <sup>2</sup>
08	KÚPEĽŇA/BATHROOM	6,88 m <sup>2</sup>
09	TOALETA/TOILET	1,97 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>	<b>84,61 m<sup>2</sup></b>	
10	TERASA/TERRACE	47,32 m <sup>2</sup>
11	PIVNICA/CELLAR	3,60 m <sup>2</sup>

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