



**SOLD: 3-bdr apt, at the lake, 1.floor, 94m<sup>2</sup>, balcony 8m<sup>2</sup>, TOP3**

**Kittsee - Am Strandbad - KITTSEE SEEPARK**

**FOR SALE**

Price at broker

**Property ID: 620739**

#### Condition

**New building:** yes

**Furnishing:** unfurnished

**Orientation:** north east

**Building material:** brick

**Year of building approval:** 2021

#### Size

**Number of rooms:** 4

**Usable area:** 94.81 m<sup>2</sup>

**Total area:** 102 m<sup>2</sup>

#### Floor

1. of 2 floors

**Elevator:** yes

#### Parking

outdoor

#### Property equipment

**Bathroom:** 1x, yes

**Windows:** plastic

**Balcony:** yes 8.00 m<sup>2</sup>

**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

**TOP3: Quality 3-bedroom apartment 94.81 m<sup>2</sup> in STANDARD, balcony 7.87 m<sup>2</sup> with an exceptional view of the lake, 1 parking space included**, 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 at the level of the entrance to the building, on the 1st floor**, in a 3-storey building with an elevator, only two apartments on one floor. The apartment is oriented **to the northeast**.

### 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; imitation concrete and oak decor
- 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 / m<sup>2</sup> 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.

Virtual 3D video tour: <https://my.matterport.com/show/?m=zhxYxE4tYz7>

Video: <https://www.youtube.com/watch?v=S65jmDBKkC8>

[i] \*\*\* Note: The 3D tour and video are from the same type of apartment T4, on the same floor, only facing west. \*\*\* [/  
i]

### 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 m<sup>2</sup> 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 METHOD OF 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 EUR 22.000,-.**

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 @balcony

@1 exclusive

@2 RESERVED





3D preview



Link to property



Video

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

**Seepark**

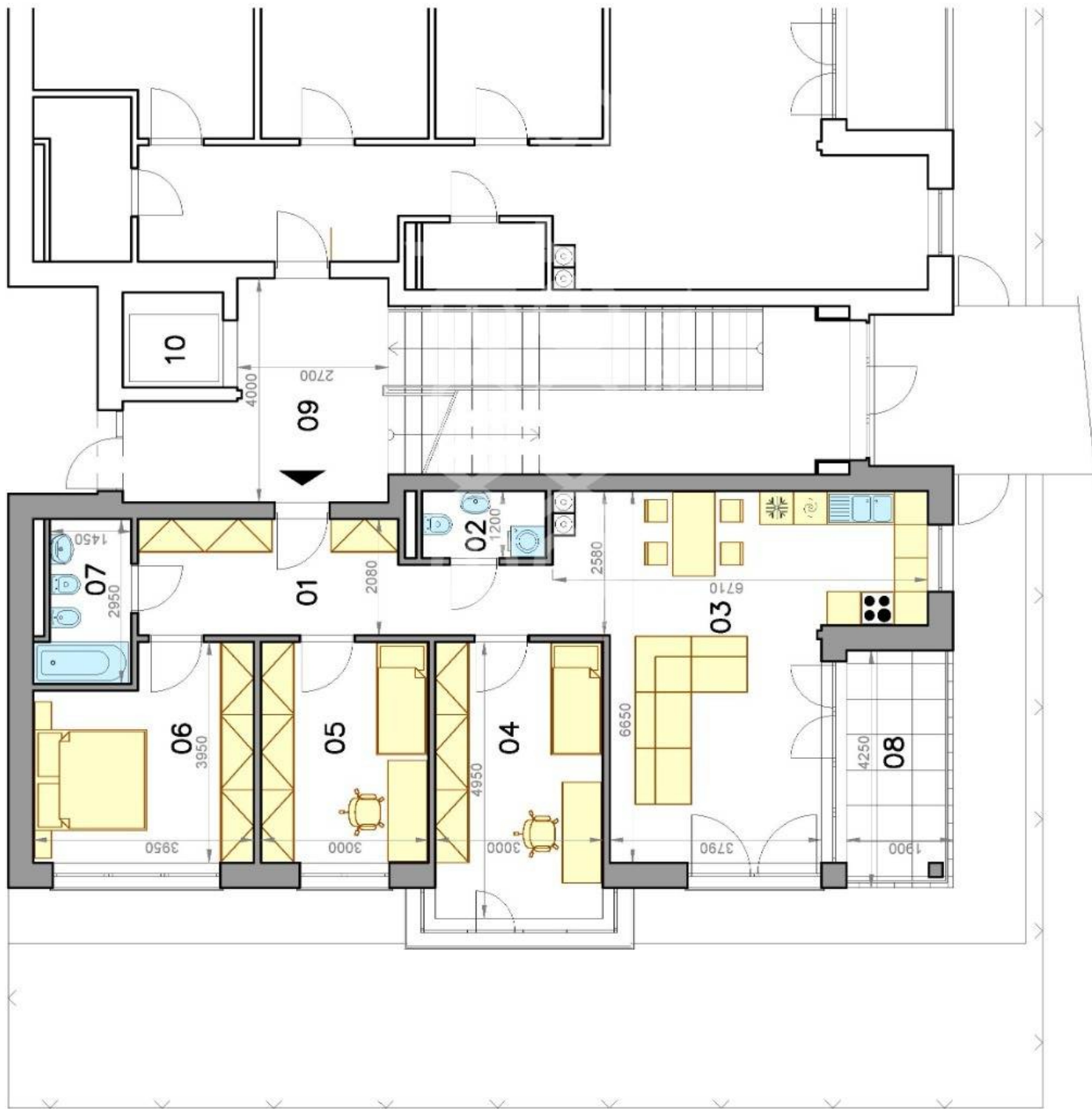
**Kitsee**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

|                                 |   |                            |
|---------------------------------|---|----------------------------|
| 01                              | VSTUPNÁ CHODBA/ENTRANCE HALL                | 13,17 m <sup>2</sup>       |
| 02                              | ZÁCHOD/TOILET                               | 1,95 m <sup>2</sup>        |
| 03                              | OBÝVAČIA IZBA, KUCHYŇA/LIVING ROOM, KITCHEN | 32,40 m <sup>2</sup>       |
| 04                              | IZBA/ROOM                                   | 15,75 m <sup>2</sup>       |
| 05                              | IZBA/ROOM                                   | 11,85 m <sup>2</sup>       |
| 06                              | SPÁĽŇA/BEDROOM                              | 13,98 m <sup>2</sup>       |
| 07                              | KÚPEĽŇA/BATHROOM                            | 4,50 m <sup>2</sup>        |
| <b>PLOCHA CELKOM/TOTAL AREA</b> |   | <b>93,60 m<sup>2</sup></b> |
| 08                              | BALKÓN/BALCONY                              | 7,87 m <sup>2</sup>        |
| 09                              | SPOLOČNÁ CHODBA/COMMON HALL                 | 14,50 m <sup>2</sup>       |
| 10                              | VÝTAH/LIFT                                  | 3,00 m <sup>2</sup>        |



Uvedené výmery majú iba informatívny charakter.



**2. PODLAŽIE - TOP 3 + TOP 4**  
**2. FLOOR - TOP 3 + TOP 4**

**Seepark**

**Kitsee**

**LEGENDA BYTOV/LEGEND OF APARTMENTS**

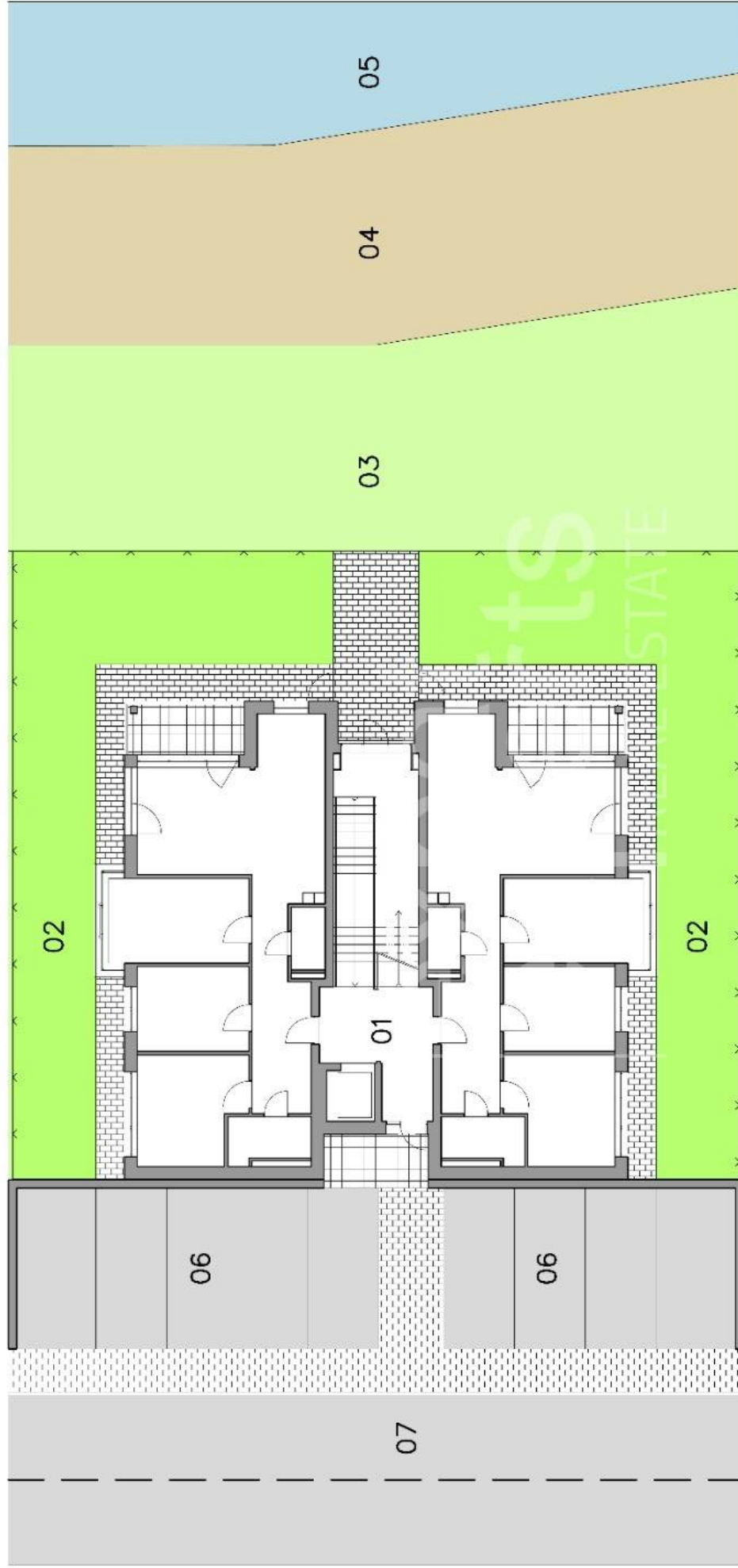
|    |   |                      |
|----|---|----------------------|
| O1 | 4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP3) | 93,60 m <sup>2</sup> |
| O2 | BALKÓN/BALCONY (TOP3)                   | 7,87 m <sup>2</sup>  |
| O3 | 4-IZBOVÝ BYT/3-BEDROOM APARTMENT (TOP4) | 93,60 m <sup>2</sup> |
| O4 | BALKÓN/BALCONY (TOP4)                   | 7,87 m <sup>2</sup>  |



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 |