



3-bdr apartment w/ garden+terrace, at the lake, 90m², Kittsee TOP1

Kittsee - Am Strandbad

FOR SALE

Price at broker

Property ID: 561918

Condition

Condition: no equipment
New building: yes
Furnishing: unfurnished
Orientation: north east
Building material: brick
Year of construction: 2018
Year of building approval: 2020

Size

Number of rooms: 4
Usable area: 90 m²
Total area: 222.5 m²

Floor

1. of 3 floors
Floor: basement
Elevator: yes

Parking

private

Property equipment

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



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Property description

TOP1 (orientation to east) - austrian realization fees will be added to the price: 7% from the price (tax, cadaster, notary) plus 1,2% from value of mortgage plus 3,6% fee for real estate agency
1x parking space in front of building is included in the price of the apartment.

Quality 3-bedroom in a low-energy new building at the lake in Kittsee (project Seepark). The apartment is situated on the ground floor (same level as the lake) in a building with elevator, will be equipped in standard finish very soon (does not include kitchen counters). In this moment as naked flat, but price includes standard finish. Apartment area 90 m², and terrace 10m² and garden 122,5 m². To the apartment belongs a share of the shared beach in front of the house, the common areas and the lake. Orientation to the west. 2 apartments on one floor.

Developer plans to finish all apartments to standard - only one apartment TOP3 is finished yet in standard. You can see on photos standard equipment - for illustration.

Apartment types in a residential building:

Beach level, floor below road level

TOP1 (east) and TOP2 (west) - 3-bedroom apartments 90m² with terrace 10m² and front garden 122,5m², plus a share on the common beach, 1x parking included, no cellar

Level of road and entrance to the apartment building

TOP3 (east) and TOP4 (west) - 3-bedroom apartments 94m² with a large loggia of 8m², plus a share on the common beach, 1x parking included, no cellar

Level 2.posch. from the beach and floor above the road

TOP5 (east) and TOP6 (west) - 2-bedroom apartments 79m² with large terrace 18m², plus a share on the common beach, 1x parking included, no cellar

TOP3 is a sample of apartment finished in standard. In the near future are planned to complete the standard apartments TOP1 and TOP2.

Apartments TOP6, TOP5, TOP4 are now in the state of naked-flat and the developer will complete them to standard after signing of reservation agreement.

Approval is planned in autumn 2020, respectively according to situation regard to restrictions because of coronavirus on the part of the Austrian authorities. Mortgage is only possible in Austrian banks (or in the slovak subsidiary of Oberbank in BA), we will provide you with assistance in arranging and contact the broker.

Next to this apartment building, a rough construction of the second 6 apartment building is being completed and will be completed by the end of 2020.

Important information - the condition of depositing on the cadastre is to sign a declaration that the buyer will give his / her permanent residence in Austria (condition given by the municipality of Kittsee)

Virtual video tour of the apartment TOP2

<https://my.matterport.com/show/?m=F9i6wDmjbAK>

Characterization of the apartment:

89,7 m², terrace 10m² and garden 122,5 m² plus share of the beach and lake (the apartment does not have a cellar)
1 parking space in front of the building (is included in the price of the apartment)
Apartment TOP2 is on ground floor, on the same floor as the lake is.

Standard equipment in price of apartment (in this moment as naked flat):

Ceiling air-condition and floor heating
Heat-actuated fire security door
White interior door
Oak floors
Wall tiling and tiles in the bathroom, separate WC and on the balcony
Quality electrical installation, cut-outs and plug sockets Legrand
Data network cat.6
KTV, wiring in the apartment, satellite preparation
Concealed systems Geberit
Sanitation Laufen – bathtub, WC, bidet, sink, battery packs Hansgrohe, ladder heater
Washing-machine outlet in separated WC (possibility to stack washing-machine and dryer)
Fire pull alarms, there is no preparation for alarm in the apartments
Heating and cooling is controlled in each room separately
The apartment does not have its own boiler and air-conditioning unit, there are common devices in different areas of the building (boiler room, roof, technical room)

Characterization of the building

Energy certificate B (29kWh/m² a year, fGEE 0,77)
Brick building 25cm brick + 20cm polystyrene)
Dividing wall between apartments 30cm acoustic brick
Concrete ceilings
Passenger lift OTIS for 6 persons
Heating is provided by heat pump
Preparation of hot service water is provided by 3 additional electric boilers in boiler room
Air-conditioning led in ceiling
Plastic windows Salamander - triple glass, 6 chambers
Outer blinds are controlled electrically
Schiedel chimney in every apartment – preparation for fire-place
In the basement on beach level there will be a storage under the stairs for bicycles.
To the building belongs a shared beach and access to the lake.
Orientation of the beach – north, in the summer the building provides a nice shade.
In the apartment building there are 6 apartments on 3 floors, common access from the street and the beach.
Manager of the apartment building will be appointed.
Land is attached to electricity, water and sewage.

Characterization of location:

Fast access to Bratislava – road 61 from Berg to Petržalka 15 min. or highway E58
Good access to Wien – highway A6

Lake is in walking distance from Berg

Kittsee is 1-2 km from the house, a bicycle lane leading to the town.

Project Seepark Kittsee arisen around the lake from a former gravel deposit.

A part of the lake will be used by the public.

Fees:

When buying the apartment these fees will be added:

3,5% tax from acquirement the property

1,1% fee land registry

2,4% notary

1,2% from value of mortgage

3,6% fee for real estate agency

Price includes VAT.

Financing:

When you are getting a mortgage, it is possible to finance the property through any Austrian bank or affiliated branch of Austrian banks in Slovakia (we will provide a hypothecary adviser).



3D preview



Link to property