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Flat Surrounded by Nature - Heated and Cooled with Geothermal Energy (No Commission)



Object Nr.: 27432
Purchase: For sale
Type: Apartments
Property type: Flat

Bundesland: Vienna
District: Wien 21.,Floridsdorf
ZIP / City: 1210 Wien

Rooms: 3
Bathrooms: 1
Purchase price: EUR 490000.00
Living space: 76.92 m²
Heating requirements: B - 21.2 kWh / m² * a
Gesamtenenergieeffizienzf: A+ - 0.63
Date of Expiry: 12/2030
Optionen: New construction
Lift

Purchase price	EUR 490,000.00
Operating costs	EUR 164.99
VAT	EUR 0.00
Totally monthly costs	EUR 164.99

Contact



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Description

You can expect a unique 3-room apartment in the quiet yet centrally located district of Vienna Strebersdorf. This 2023 built residential building with 6 units is situated in an excellent location, surrounded by wonderful recreational areas at the foot of the Bisamberg. In the immediate vicinity, you will find schools, shopping opportunities, and a wealth of traditional heurigen and gastronomic offerings that will enrich your daily life.

The apartment impresses with its great room layout and high-quality furnishings. The living room has access to the spacious balcony overlooking greenery. With the electrically operated exterior shading, you always have the option to let in natural light and air into the rooms.

The kitchen is fully equipped and impresses with its high-quality fittings and elegant materials. The bathroom convinces with its first-class and high-quality design. It features a rain shower and an elegant double sink, as well as a washing machine connection.

A special highlight of the apartment is the large balcony, which invites you to relax and feel good. Here you have enough space for garden furniture, to enjoy the beauty of nature directly from the apartment. A private cellar compartment, as well as a bicycle and stroller storage room, complete the residential package.

The apartment is currently let on a fixed-term basis and generates ongoing rental income with an attractive yield. The existing lease agreement will be transferred to the buyer. This makes the property an appealing investment opportunity as well as a long-term option for owner-occupation within the applicable legal framework.

Don't miss the opportunity to own this extraordinary apartment in a desirable location and schedule a viewing appointment today.

Features:

- All rooms accessible centrally from the entrance hall
- Especially energy-saving system with central brine-water heat pump, supplied by deep probes
- Control of the modern heating system with economic and ecological geothermal heating system
- Underfloor heating in all rooms, individually adjustable in the bedrooms and bathroom
- Cooling of the rooms in warm seasons via the underfloor heating piping
- Electrically operated external venetian blinds at all windows
- High-quality sanitary fittings from Grohe and Geberit
- Floor-level shower cubicles with glass partitions and rain shower
- Windows in bathroom and WC
- Connections for TV, internet, and telephone prepared in the rooms
- Video intercom system
- High-quality oak natural oiled floorboards
- Flush-mounted interior doors made of wood with wooden frames
- Burglary-resistant entrance doors in wood
- Central locking system
- 11 m² spacious cellar compartment included

Location and Infrastructure:

Stops for tram line 26 and bus 32A and 850 are just over 500 m away and can be reached in less than 8 minutes on foot. The Schnellbahn station Strebersdorf can be reached on foot in about 15 minutes.

The city center (Stephansplatz) is about 15 street kilometers away and can be reached by car in about 17 minutes. The A22 Donauuferautobahn exit Strebersdorf can be reached in 5 minutes.

The shopping center Center21 is located 600 m away and offers a wide range of local suppliers, including supermarkets such as Billa, Hofer, Lidl, and Penny, a bakery, a pharmacy, various doctors, fashion stores, and more.

The educational offerings include, among others, the nearby De La Salle School Strebersdorf, which has a kindergarten, a primary school, a new secondary school, an AHS, and a boarding school.

A sporty leisure offer is provided by the nearby Strebersdorf Sports Center, the family pool, and the Kreuzenstein dance school. Nature-friendly bike paths over the nearby vineyards also offer a variety of leisure activities.

Peace and relaxation can be found in the beautiful nature of the recreational areas Bisamberg and Marchfeldkanal in the immediate vicinity.

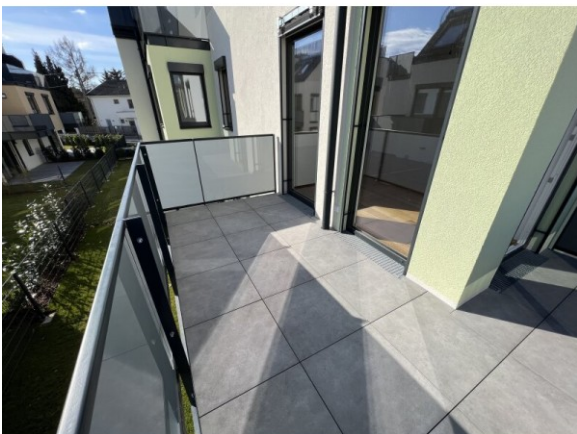
In the immediate vicinity of the vineyards, you will find heurigen, wineries, and Buschenschanken. In addition, there are further gastronomic offerings within a few minutes' walk.

For viewings and further information, we are happy to assist you!



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Kaingasse 10, 1210 Wien

Top 4 - Obergeschoss

Wohnfläche	76,92 m ²
Balkon	9,54 m ²
Kellerabteil 4	6,53 m ²





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