



EXPAT CONSULTING

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1210 Wien | Land | Property no.: 26697

Building permit developer plot in Stammersdorf - WNF 750 m²



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Location

1210 Vienna - Stammersdorf

Description

This property, suitable for multi-family construction, is characterized by its location in the heart of Stammersdorf, the well-known Viennese Heurigenort, the 21st district of Vienna. Situated between cellar lanes and Marchfeld canal, in a beautiful green area at the foot of the Bisamberg, this property offers not only local recreational opportunities and good infrastructural location, but also a particularly quiet and dignified living atmosphere.

The property is a 690 m² large plot. The surrounding buildings are mostly single and multi-family houses in open and coupled construction.

Key data:

Property size: approx. 690 m²

Weighted WNF: approx. 750 m²

New building

Floors: ground floor, first floor, 1st floor and 2nd floor

Number of apartments: 12 apartments

Apartment sizes: approx. 42 m² - 66 m²

rooms: 1-3

Number of parking spaces: 7

Auxiliary rooms: 12 cellar compartments, 1 bicycle and 1 baby carriage storage room, technical room

Purchase price:

EUR 1,460,000 (building permit)

Shape:

The property is rectangular with a street frontage of 17 m wide and is located on level ground.

Recreational areas:

In the immediate vicinity is the Bisamberg with its vineyards. The open and recreational areas of the Marchfeld Canal and the Kellergassen are also within easy reach. The cultural facilities of the large city of Vienna can also be reached by public transport within a short driving time.

Traffic conditions:

The property is well connected in terms of public transport. The bus line 30A is within 4 minutes walking distance and the streetcar line 30 and 31 within 7 minutes. The property is about 15 km away from the center of Vienna.

Shopping facilities / infrastructure:

Shopping facilities for daily needs are located in the immediate vicinity.



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Location:

In the heart of Stammersdorf, the well-known Viennese Heurigenort, between Kellergassen and Marchfeldkanal in a beautiful green quiet location. The nearby Brünner Straße offers plenty of shopping opportunities and culinary delights. The nearest supermarket and a bakery are also just around the corner. There are also numerous schools in the 21st district. The school center "De la Salle" of the school brothers in Strebersdorf can be reached in 10 minutes, 3 kindergartens are available in the immediate vicinity. Stammersdorf also has an elementary school and an all-day new middle school to offer. Publicly, one is perfectly connected with the streetcar line 31 and the underground line U6 at Floridsdorfer Spitz. All in all, this is a residential area that combines living in the countryside with good connections to the city.

For viewings and further information we are at your disposal!

Tel: 01/328 8818 0

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Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



Key data

Plot area: approx. 690 sqm
Living area: approx. 750 sqm
Garden area: approx. 266 sqm
Terrace area: approx. 157 sqm

Gardens: 3
Basement: 12
Garages: 1
Parking spaces: 7

Type of use: Residential, Commercial,
Investment
Property type: sole ownership

Location assessment: very good
Noise level: absolutely quiet

Price information

Purchase Price: €1,460,000.00

Land registration fee: 1.1 %

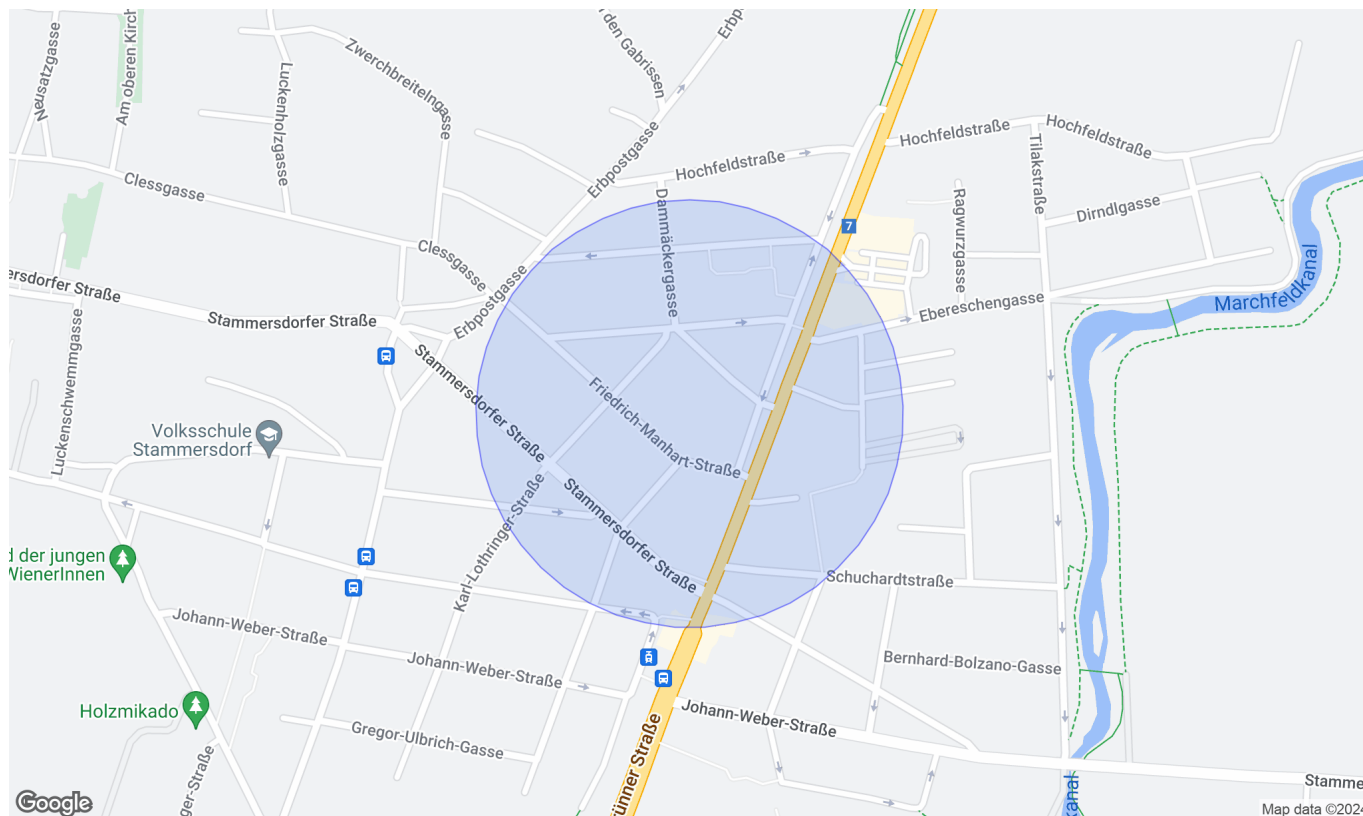
Real estate transfer tax: 3.5 %

Commission: 3% of purchase price plus 20% VAT



Location

1210 Wien



Infrastructure/distances (POIs)

Health

Physician	2,000 m
Pharmacy	500 m
Clinic	6,000 m
Medical building	1,000 m

Local supply

Supermarket	500 m
Bakery	500 m
Shopping centre	3,500 m

Transport

Bus	500 m
Subway	4,000 m
Tram	500 m
Train station	3,500 m
Motorway junction	4,000 m

Children & schools

School	500 m
Kindergarten	1,000 m
University	2,000 m
Secondary school	5,500 m

Others

Bank	500 m
ATM	500 m
Post office	3,000 m
Police	1,000 m

Stated distance as the crow flies / source: OpenStreetMap



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