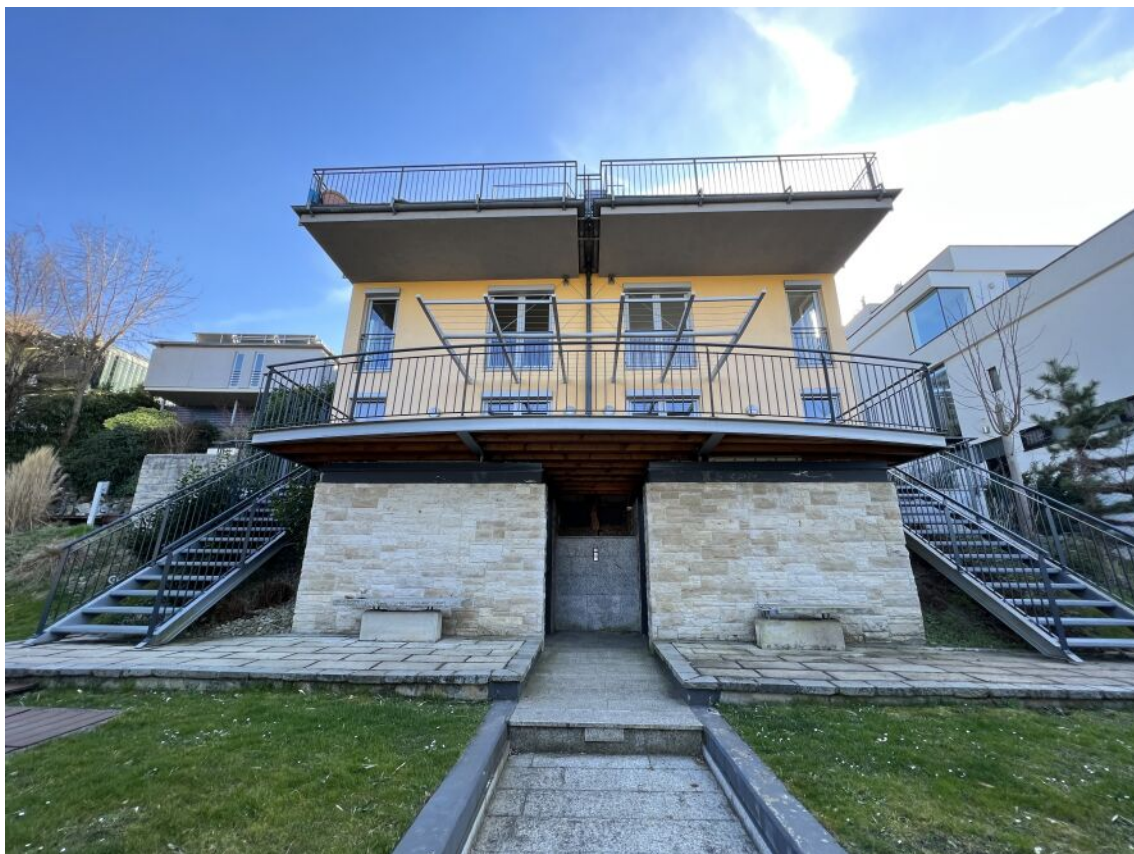




3400 Klosterneuburg | House | Property no.: 26724

Dreamlike property in best location with an amazing distant view



Your contact person

Aslan Kurtaran, MBA

Geschäftsführer

+43 1 328 8818-0

+43 699 1178 5193

kurtaran@expat-consulting.com

www.expat-consulting.com



Dreamlike property in best location with an amazing distant view



Location

Klosterneuburg Obere Stadt, Buchberg

Description

This representative and modern property is unique due to its size and equipment. It impresses with its prominent location in Klosterneuburg, which is known for the magnificent monastery and the historic townscape, as well as the first-class quality of living. Here you will not only experience peace and nature, but also reach the city center of Vienna in less than half an hour.

The house was newly built in 1995 and extended extensively in the years 1998 to 2000 on a total plot area of 1,262 m². Originally designed as a semi-detached house, it was rebuilt as a spacious single-family house with a usable area of 395 m² in the course of the reconstruction measures. The usable area is distributed over a total of 4 levels (garden floor, middle floor, first floor and attic). In addition to the solid brick construction and the discreet architecture, the elaborately designed garden with a natural swimming pond is also impressive.

On the garden floor there is a very large room with bar and kitchen as well as direct access to the garden, which is also suitable as a seminar room, fitness room or hobby room. Furthermore, on the same floor there are two technical rooms with included laundry room.

On the middle floor there are 3 bedrooms and 2 bathrooms.

The first floor has two anterooms with wardrobe, a fully equipped kitchen, a large living room and an equally large dining room, each with an exit to the upper terrace.

The top floor offers two open galleries that can be used, for example, as a study or office.

This dreamlike property is not only suitable as a private residence, but at the same time also as an ordination/practice or company headquarters with space for up to 12 employees. Thanks to the two separate



Graben 7 / 8
1010 Vienna · Austria
www.expat-consulting.com

tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com

entrances, a spatial separation is easily possible. So you can meet your professional and private needs and combine both under one roof.

The property also has a garage for 3 cars and a carport for 2 cars, an ideally designed wine cellar and several storage rooms.

In addition to the great overview location, the property is characterized by 2 separate entrances, majority marble and parquet floors, 3 showers in the house and 1 shower in the garden, 4 WC facilities, sauna and fireplace. A power connection for an emergency generator and generous storage areas for wood make this property a perfect residence/corporate home and or residence.



In addition, the garden offers a natural swimming pond with a stream and the possibility for the installation of a children's paddling pool or whirlpool. On the roof there is a sun deck with breathtaking panoramic views.

For viewings and further information, please do not hesitate to contact us.

Mr Kurtaran
national - Tel: 06991 178 5193
international - Tel: +43 6991 178 5193
email: kurtaran@expat-consulting.com



Key data

Plot area:	approx. 1,262 sqm	Type of use:	Residential, Commercial
Living area:	approx. 394.63 sqm	Property type:	sole ownership
Terrace area:	approx. 95.66 sqm	Furnishing:	furnished partially
		Heating:	underfloor heating, fireplace
Restrooms:	4		
Terraces:	2		
		Location assessment:	very good
		Noise level:	absolutely quiet
		Infrastructure:	fully developed
		Architecture:	new building
		Condition:	good
		Construction year:	1995
		Energy Performance Certificate	
		Valid until:	13.10.2027
		Annual thermal energy index:	 46.8 kWh/m²year
		Energy efficiency rating:	 0.65

Amenities

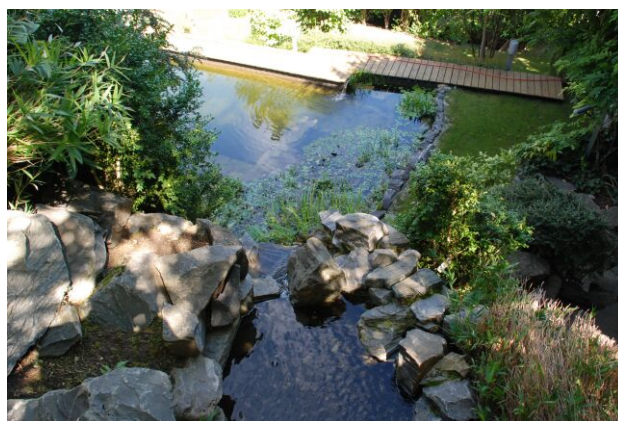
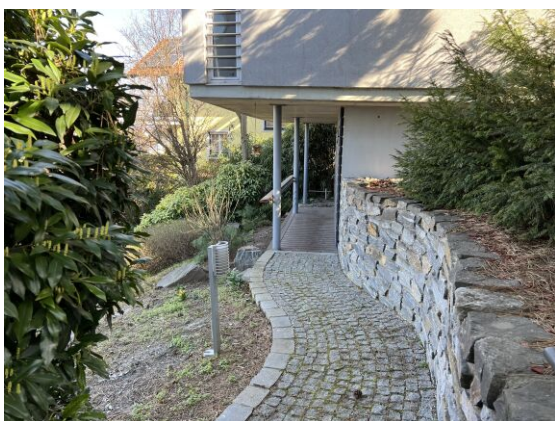
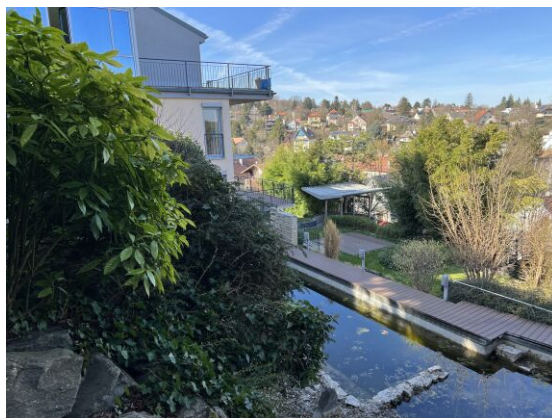
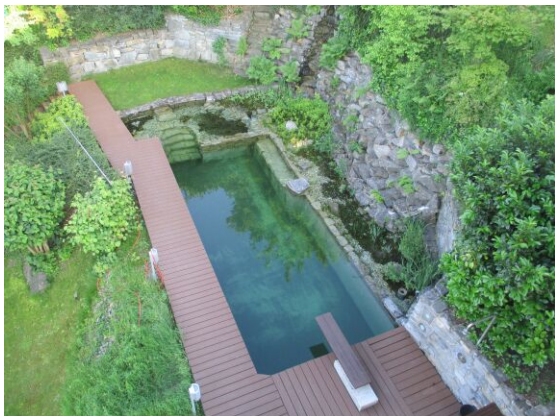
Flooring:	tiles, parquet, marble	Bathroom:	bathroom with window, bathtub, shower
Energy source:	gas, solar panels	Kitchen:	fitted kitchen
View:	town view, panoramic view	Parking space type:	carport, garage, parking-uncovered
Windows:	double glazing windows	Extras:	alarm system, sauna, swimming pool, laundry room, bicycle storeroom, outdoor shower facilities, wine cellar
Restrooms:	guest toilet		

Price information

Purchase Price:	€3,200,000.00	Land registration fee:	1.1 %
		Real estate transfer tax:	3.5 %
		Commission:	3% of purchase price plus 20% VAT



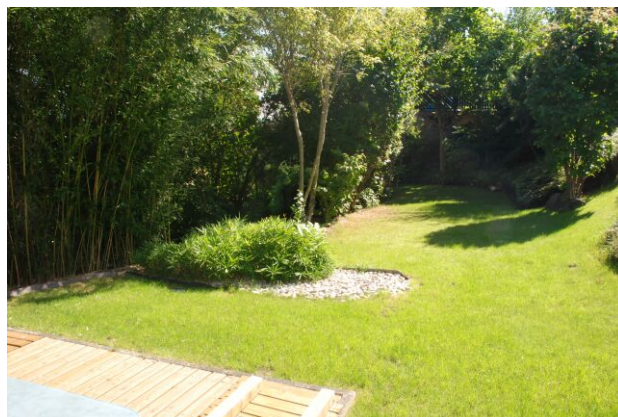
More photos





Graben 7 / 8
1010 Vienna · Austria
www.expat-consulting.com

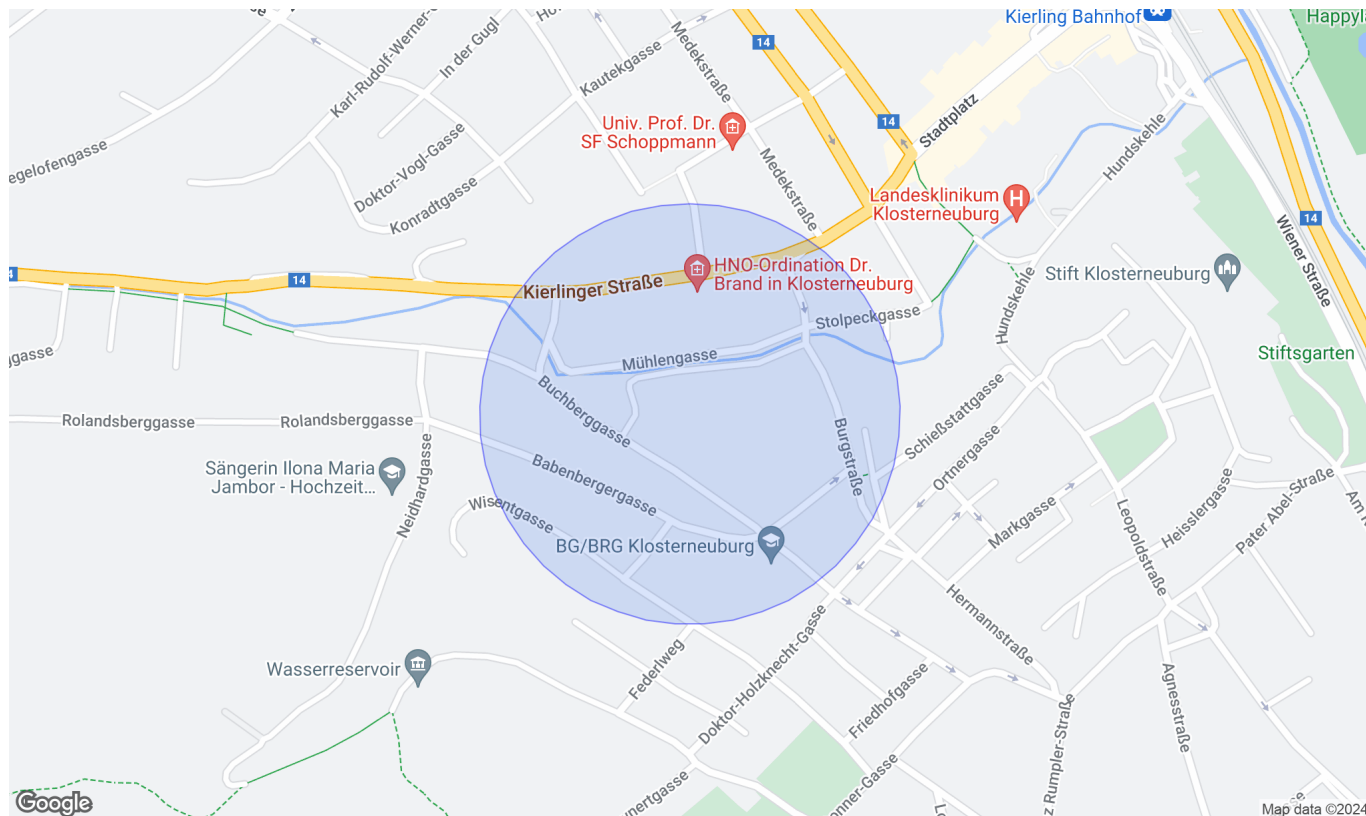
tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com





Location

3400 Klosterneuburg



Infrastructure/distances (POIs)

Health

Physician	500 m
Pharmacy	1,000 m
Clinic	4,000 m
Medical building	1,000 m

Local supply

Supermarket	1,000 m
Bakery	1,000 m
Shopping centre	5,000 m

Transport

Bus	500 m
Tram	5,500 m
Subway	7,500 m
Train station	1,000 m
Motorway junction	3,500 m

Children & schools

School	500 m
Kindergarten	500 m
University	4,000 m
Secondary school	7,000 m

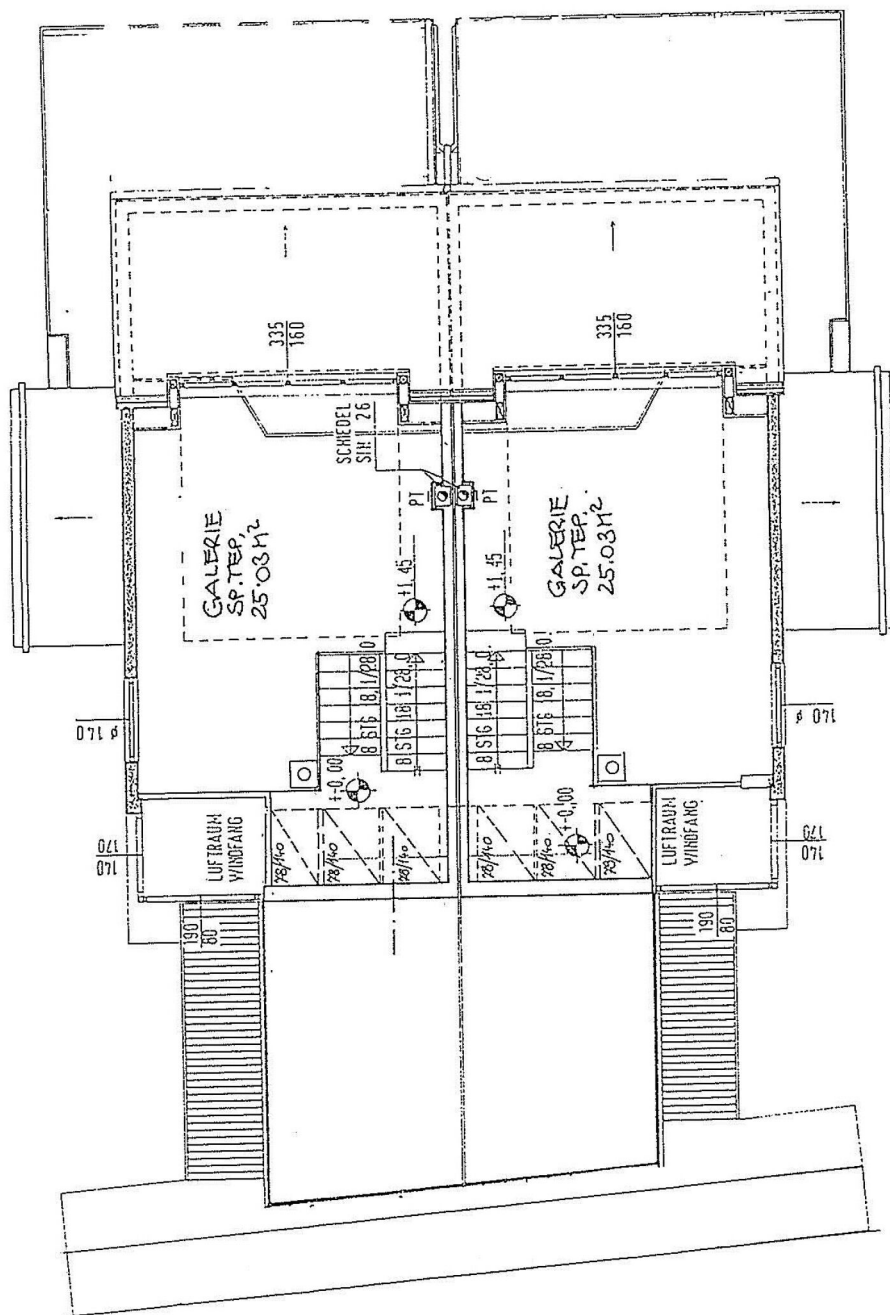
Others

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

Stated distance as the crow flies / source: OpenStreetMap

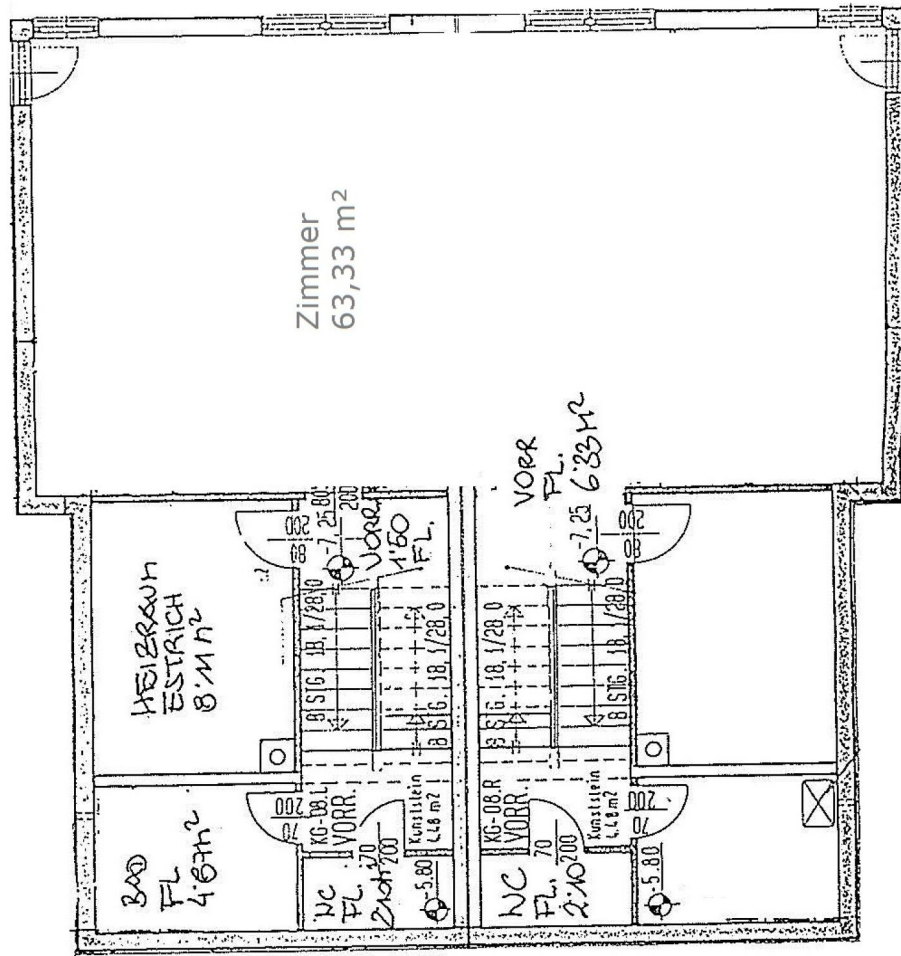


Plan



Dachgeschoss

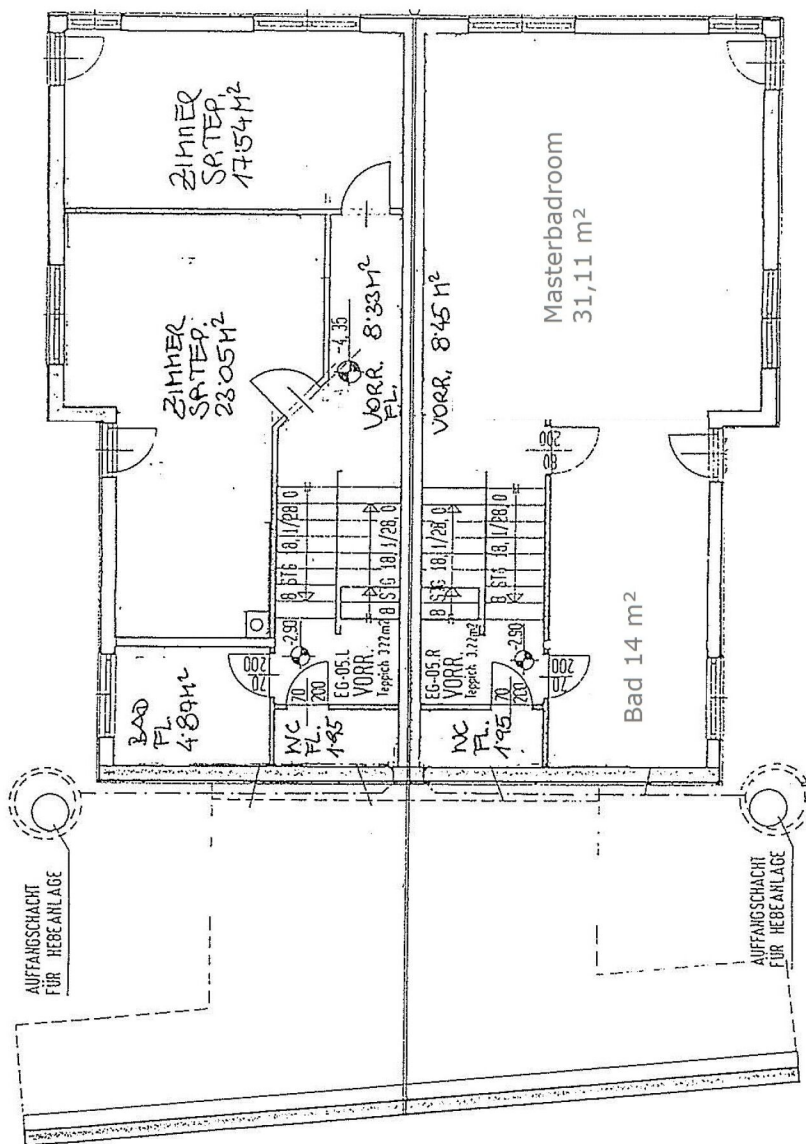
Plan



2. Untergeschoss

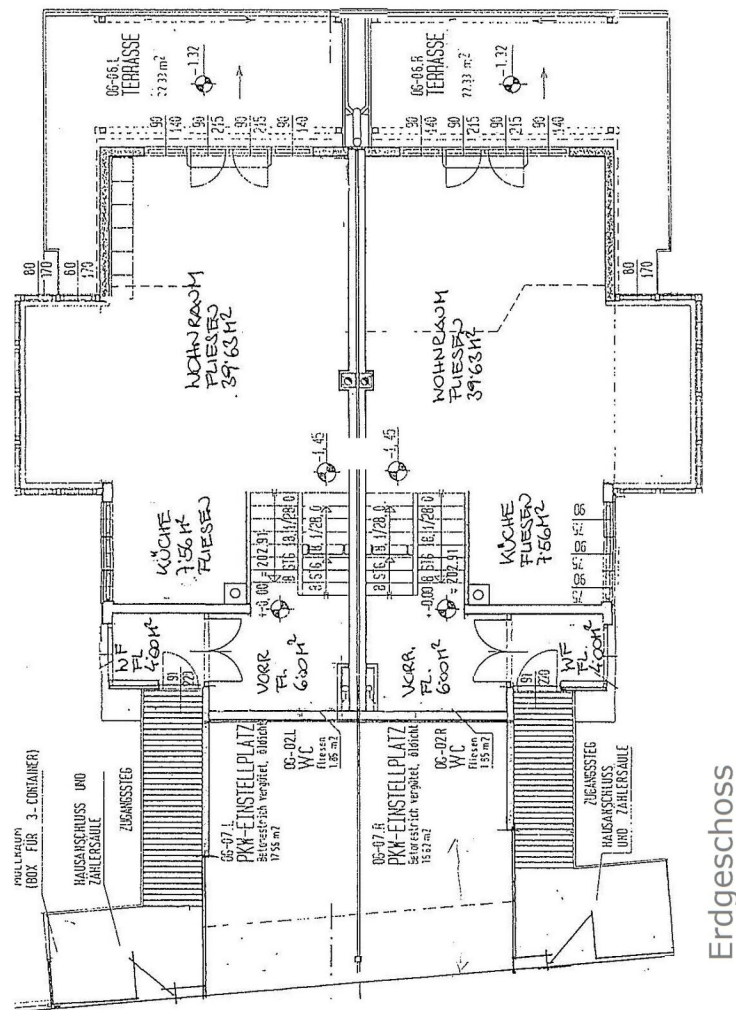


Plan



1. Untergeschoss

Plan





Graben 7 / 8
1010 Vienna · Austria
www.expat-consulting.com

tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com

The above details are based on information and documents by the owner. For the sake of clarity, we would like to retain, by renting or purchasing of one by us nameable properties, the following commissions accrue: renting: 2 gross monthly rent plus 20% VAT. or when purchasing: 3% plus 20% VAT commission fee. (according to fee ordinance for realtors, BGBl. 262 and 297/1996) We indicate that we might have a close economic relationship to the owner. Terms and conditions apply. Errors excepted.