



1210 Wien | Land | Property no.: 26758

Building plot in Strebersdorf for a single family house or semi-detached house



Your contact person

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Building plot in Strebersdorf for a single family house or semi-detached house

Location

Strebersdorf, De La Salle Schulbrüder

Description

Sunny building plot with a size of 605 m² in a quiet, yet central location. Ideal for a single-family home or a semi-detached house, where two families can join and purchase the plot together. However, it is also suitable for developers.

The building plot is located in the Strebersdorf "Cottage" and is south-facing, which ensures sun all day. Situated in a wonderful, quiet green area, directly in Strebersdorf, the surrounding area offers a very good infrastructure as well as public transport such as the bus 32A, the rapid transit station Strebersdorf and the tram line 26. In addition, there are schools, kindergartens and playgrounds in the immediate vicinity as well as a variety of recreational opportunities such as Bisamberg, the Danube Island, parks and more.

Key data:

- Size: 605 m²
- Building class I
- Building height 4,5 m
- Buildable area 1/3
- flag plot: 3 m drive through

Take the chance to build your dream house in a quiet but central location with optimal infrastructure and various recreational possibilities.

Location and infrastructure in detail:

The stops of tram line 26 can be reached within 5 minutes on foot, and the bus 32A stop is just a 3-minute walk away. The Strebersdorf rapid transit station can be reached on foot in about 15 minutes.

The city center (Stephansplatz) is about 15 road kilometers away and can be reached by car in about 17 minutes driving time. The A22 Danube freeway exit Strebersdorf can be reached in 5 minutes.

The shopping center Center21 is within walking distance of 700 m 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 much more.

The educational offer includes, among others, the De La Salle School Strebersdorf, which is located in the immediate vicinity and offers a kindergarten, an elementary school, a new secondary school, an AHS and a boarding school.

The nearby sports center Strebersdorf, the family swimming pool and the dance school Kreuzenstein offer a wide range of sports activities. Recreational variety is also offered by the natural bike paths over the nearby vineyards.

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

In the immediate vicinity of the vineyards are Heurige, wineries and Buschenschanken. In addition, there are other gastronomic offers within a few minutes walk.

For visits and further information we are at your disposal!

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Note according to energy certificate draft law: An energy performance certificate has not yet been submitted by the seller or owner, after being informed of the obligation to provide one. Therefore, the energy performance of a building of similar construction type and age is considered. We assume no responsibility or liability for the actual energy efficiency of the property offered.



Key data

Plot area:	approx. 605 sqm	Type of use:	Residential
		Property type:	sole ownership
		Location assessment:	very good
		Noise level:	absolutely quiet
		Orientation:	South

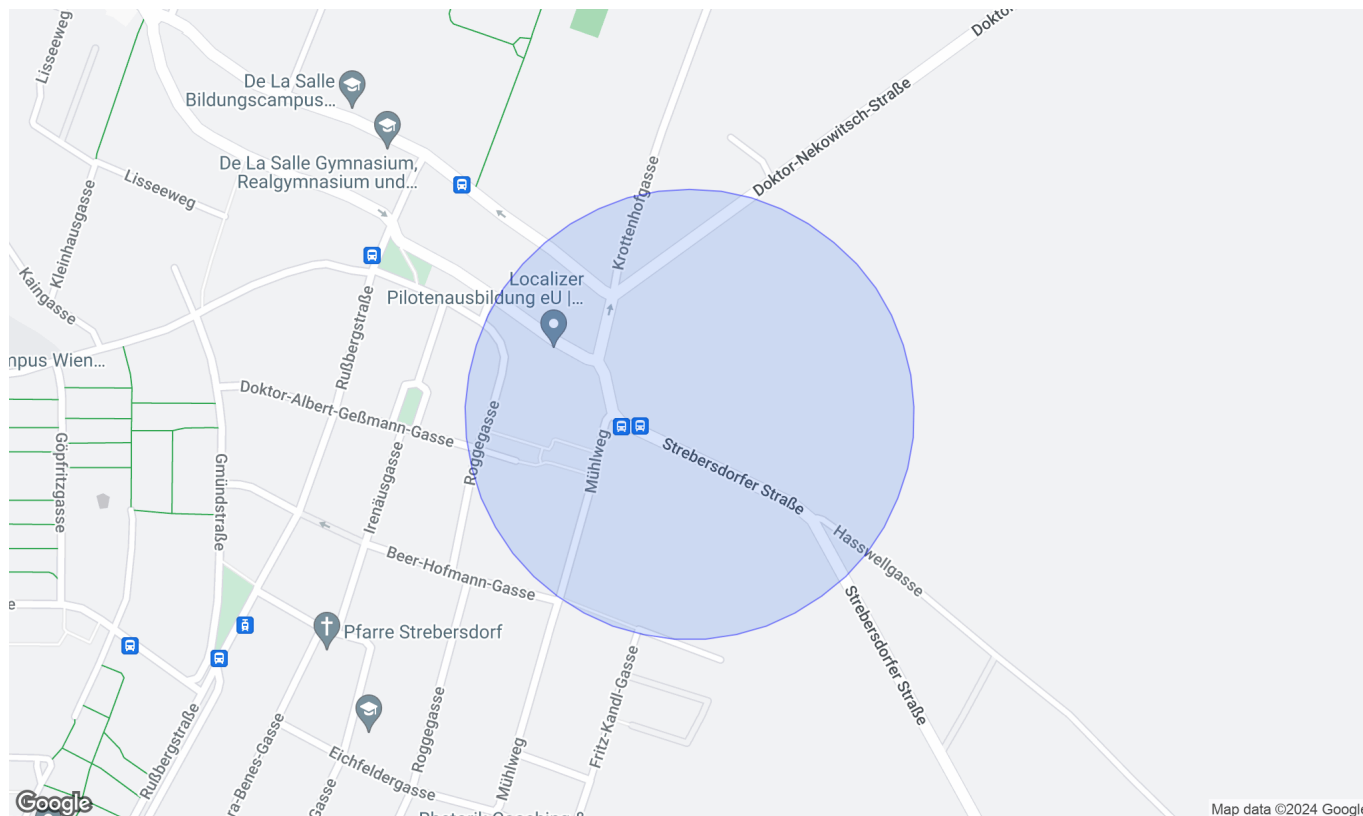
Price information

Purchase Price:	€790,000.00	Land registration fee:	1.1 %
Purchase price per m²:	€1,305.79	Real estate transfer tax:	3.5 %
		Commission:	3% of purchase price plus 20% VAT



Location

1210 Wien



Infrastructure/distances (POIs)

Health

Physician	1,000 m
Pharmacy	500 m
Clinic	4,500 m
Medical building	2,500 m

Local supply

Supermarket	1,000 m
Bakery	500 m
Shopping centre	1,500 m

Transport

Bus	500 m
Tram	500 m
Subway	4,000 m
Train station	1,500 m
Motorway junction	2,500 m

Children & schools

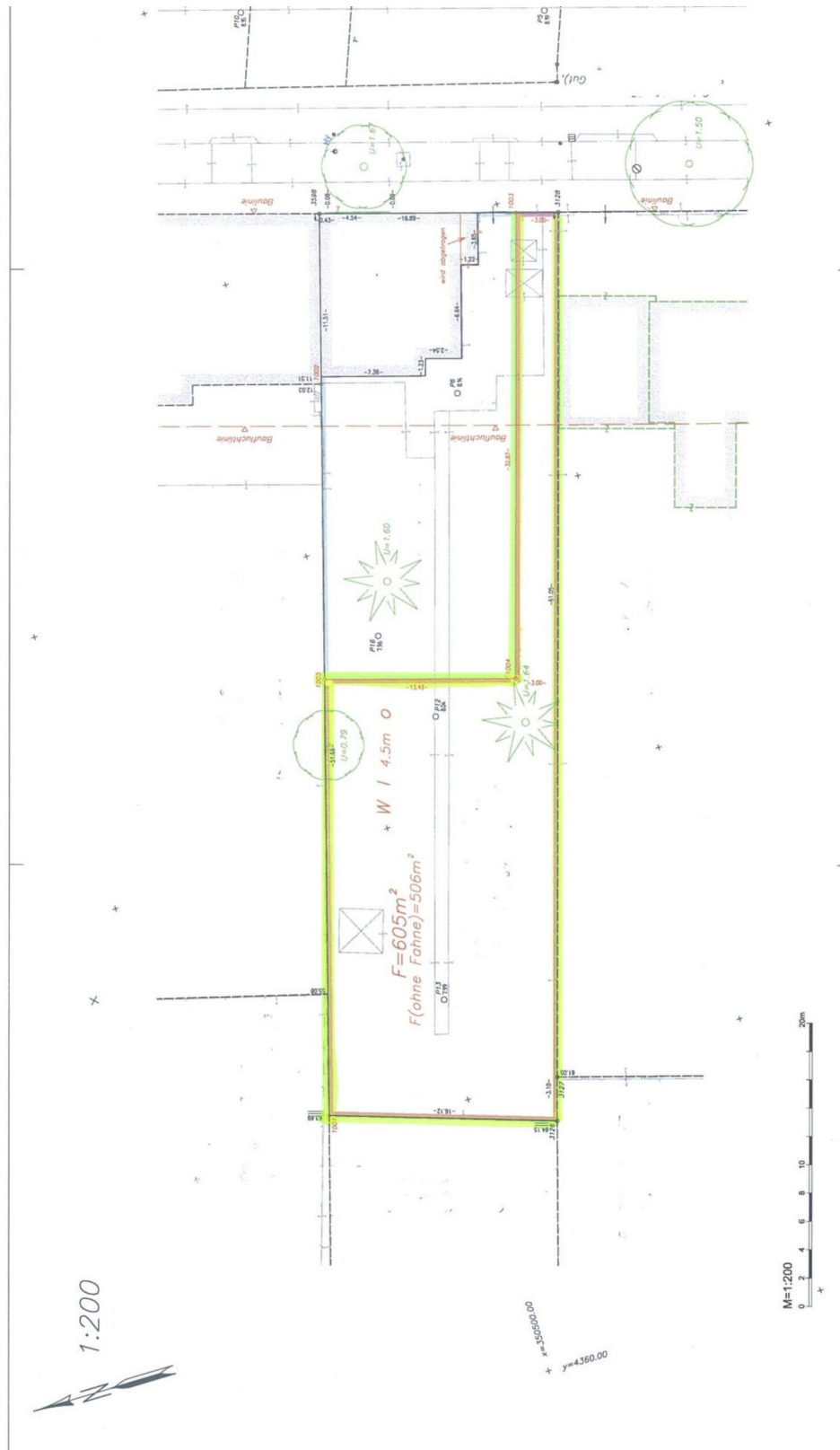
School	500 m
Kindergarten	500 m
University	1,000 m
Secondary school	4,000 m

Others

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

Stated distance as the crow flies / source: OpenStreetMap

Plan





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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.