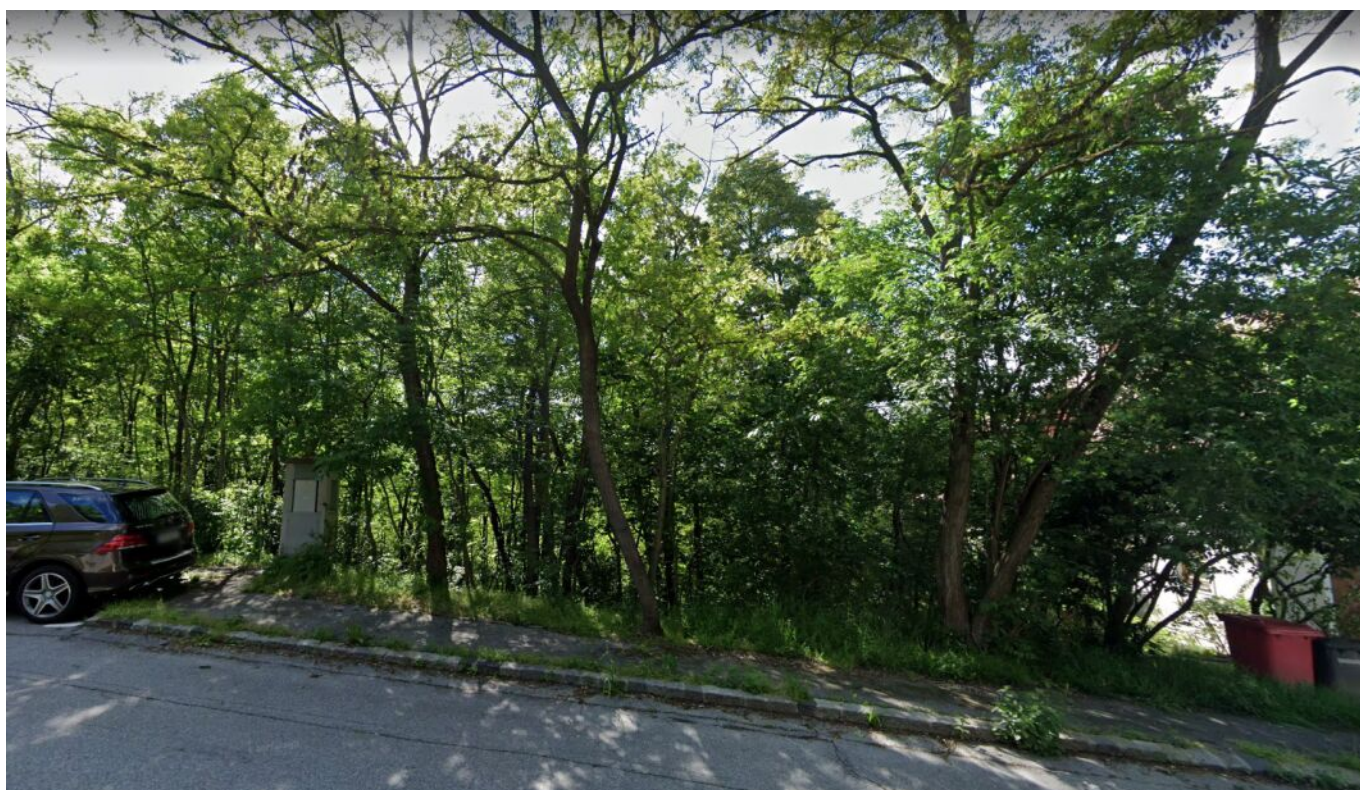




2102 Bisamberg | Land | Property no.: 27106

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



Your contact person

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

Location

Bisamberg

Description

South-facing building plot with a floor area of 2.444 m² in a quiet, yet central location. This plot is ideal for building a single-family house or a semi-detached house, where two families can also join forces and purchase the plot together.

The building plot is located in the nature reserve, away from the village center, in a quiet dead-end-street in the forest settlement and faces south. The property is located in the middle of a beautiful, green environment in Bisamberg.

Key data:

- Size: 2.444 m²
- Building class I-II
- 2 residential units per building plot
- Buildable area 275 m²
- Flat roofs allowed

It is accessible from both sides, from the upper as well as from the lower area of the building plot. The upper area of the lot, where the structure must be built, is located in a dead-end-street.

Take the opportunity to realize your dream house in this quiet yet central location with excellent infrastructure and a variety of recreational opportunities.

You will find peace and relaxation in the beautiful nature of the recreation and nature reserve Bisamberg.

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

For tours and detailed information we are at your disposal!

Tel: 01/328 88 18
email: office@expat-consulting.com

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. 2,444 sqm	Type of use:	Residential
		Property type:	sole ownership
		Location assessment:	very good
		Noise level:	absolutely quiet
		Orientation:	South

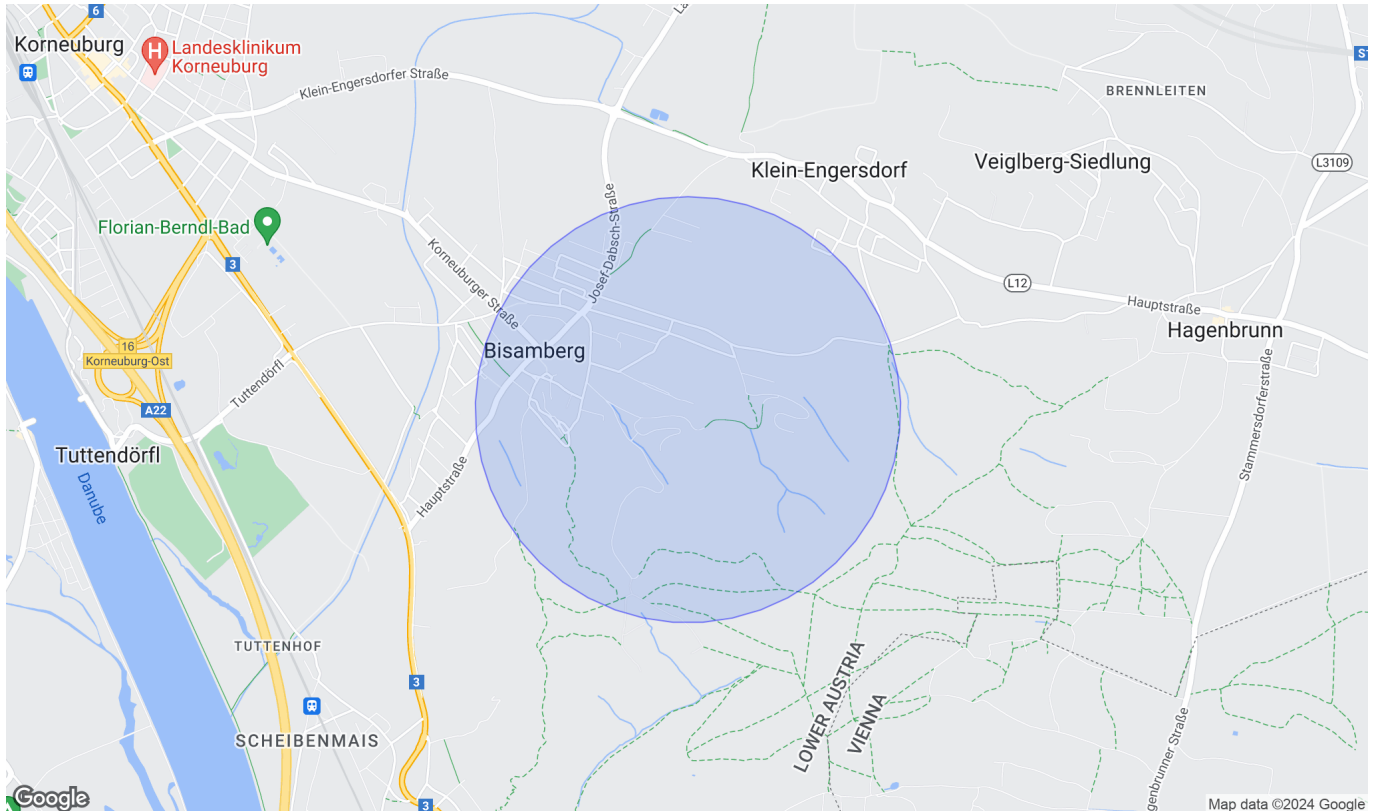
Price information

Purchase Price:	€650,000.00	Land registration fee:	1.1 %
Purchase price per m²:	€265.96	Real estate transfer tax:	3.5 %
		Commission:	3% of purchase price plus 20% VAT



Location

2102 Bisamberg



Infrastructure/distances (POIs)

Health

Physician	1,000 m
Pharmacy	1,000 m
Clinic	7,000 m
Medical building	3,500 m

Local supply

Supermarket	1,000 m
Bakery	1,000 m
Shopping centre	3,500 m

Transport

Bus	1,000 m
Tram	4,500 m
Subway	8,500 m
Train station	2,500 m
Motorway junction	2,500 m

Children & schools

School	1,000 m
Kindergarten	1,000 m
University	4,000 m
Secondary school	8,000 m

Others

Bank	1,000 m
ATM	1,000 m
Post office	1,000 m
Police	2,500 m

Stated distance as the crow flies / source: OpenStreetMap



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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.