



1210 Wien | Apartment | Property no.: 26162

## apartment with distant view - heated and cooled with geothermal energy



Your contact person

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### Location

1210 Wien, Strebersdorf

### Description

A unique 3-room attic apartment awaits you in the quiet yet centrally located district of Vienna Strebersdorf. This newly built residential building with 6 units is located in a prime location, surrounded by wonderful recreational areas at the foot of the Bisamberg. In the immediate vicinity you will find schools, shopping facilities and a wealth of traditional Heurigen and gastronomic offerings that will enrich your everyday life.

The apartment impresses with its spacious room layout and high-quality furnishings. The living room has a terrace, which gives access to the garden terrace and the spacious roof garden. A special highlight is the distant view at the Bisamberg and the Kahlenberg. Here you can set up your garden furniture and barbecue and enjoy the beauty of nature right outside the front door.

Due to the electrically operated outdoor shades, you always have the possibility to let in natural light and air in the premises. The kitchen is fully equipped and impresses with its high-quality equipment and noble materials. It will delight every connoisseur of culinary arts. The bathroom impresses with its first-class and luxurious finish. It has an elegant rain shower, a noble washstand as well as a washing machine connection.

An in-house cellar compartment, as well as a bicycle and stroller storage room complete the residential package.

Do not miss the opportunity to this exceptional apartment in a sought-after location and arrange a viewing appointment today.

### Features:

- All rooms centrally accessible from the anteroom
- Particularly energy-saving system with central brine-water heat pump, fed by deep probes



- Control of the modern heating system with economical and ecological geothermal system
- Underfloor heating in all rooms, in the rooms and in the bathroom individually adjustable
- In the warm season room cooling via the piping of the underfloor heating system
- Electrically operated external venetian blinds on all windows
- High-quality sanitary equipment from Grohe and Geberit
- Floor-level shower cabins with glass partitions and rain shower
- Mechanical ventilation in bathroom and WC
- TV, Internet and telephone connections in each room
- Video intercom system
- High-quality oiled natural oak parquet flooring
- Flush wooden interior doors with wooden frame
- Burglar-resistant apartment entrance doors in wood
- Central locking system
- Spacious cellar compartment included

## Location and infrastructure:

Stops of the streetcar line 26 and bus 32 A and 850 are a little more than 500 m away and can be reached in less than 8 minutes on foot. The Strebersdorf rapid transit station can be reached on foot in about 15 minutes.

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

The shopping center Center21 is within walking distance of 600 m and offers an extensive 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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## Key data

Living area:	approx. 73.15 sqm	Type of use:	Residential
Garden area:	approx. 36.19 sqm	For occupation:	ab sofort
Basement area:	approx. 5.25 sqm	Property type:	ownership of apartment
Terrace area:	approx. 28.59 sqm	Heating:	central heating
Balcony area:	approx. 6 sqm		
Floor:	attic 1	Location assessment:	very good
Rooms:	3	Noise level:	absolutely quiet
Bathrooms:	1	Architecture:	new building
Restrooms:	1	Condition:	new
Gardens:	1	Construction year:	2022
Basement:	1		
Terraces:	1	Energy Performance Certificate	
Balconies:	1	Valid until:	07.12.2030
		Annual thermal energy index:	<b>B</b> 21.2 kWh/m²year
		Energy efficiency rating:	<b>A+</b> 0.63

## Amenities

Construction type:	bricks & concrete	Energy source:	geothermal energy
Flooring:	parquet, stone floor	Ventilation:	cooling
Elevator:	passenger elevator	Windows:	external sun protection

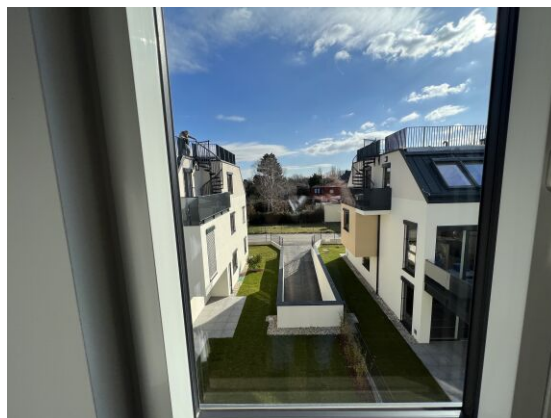
## Price information

Purchase Price:	€498,000.00	Land registration fee:	1.1 %
		Real estate transfer tax:	3.5 %
Operating costs:	€132.43	Contract drafting costs:	1,2 %
Maintenance funds:	€15.20		
VAT:	€13.24		
Total monthly costs:	€160.87		





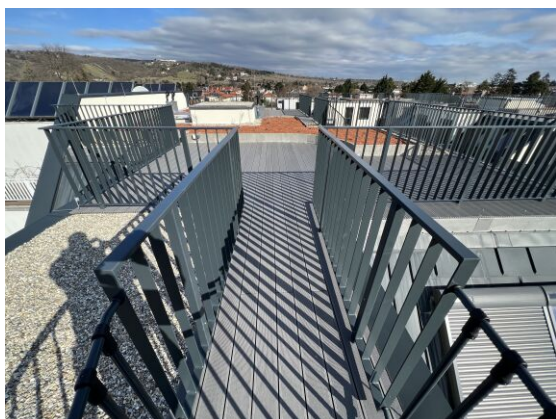
## More photos





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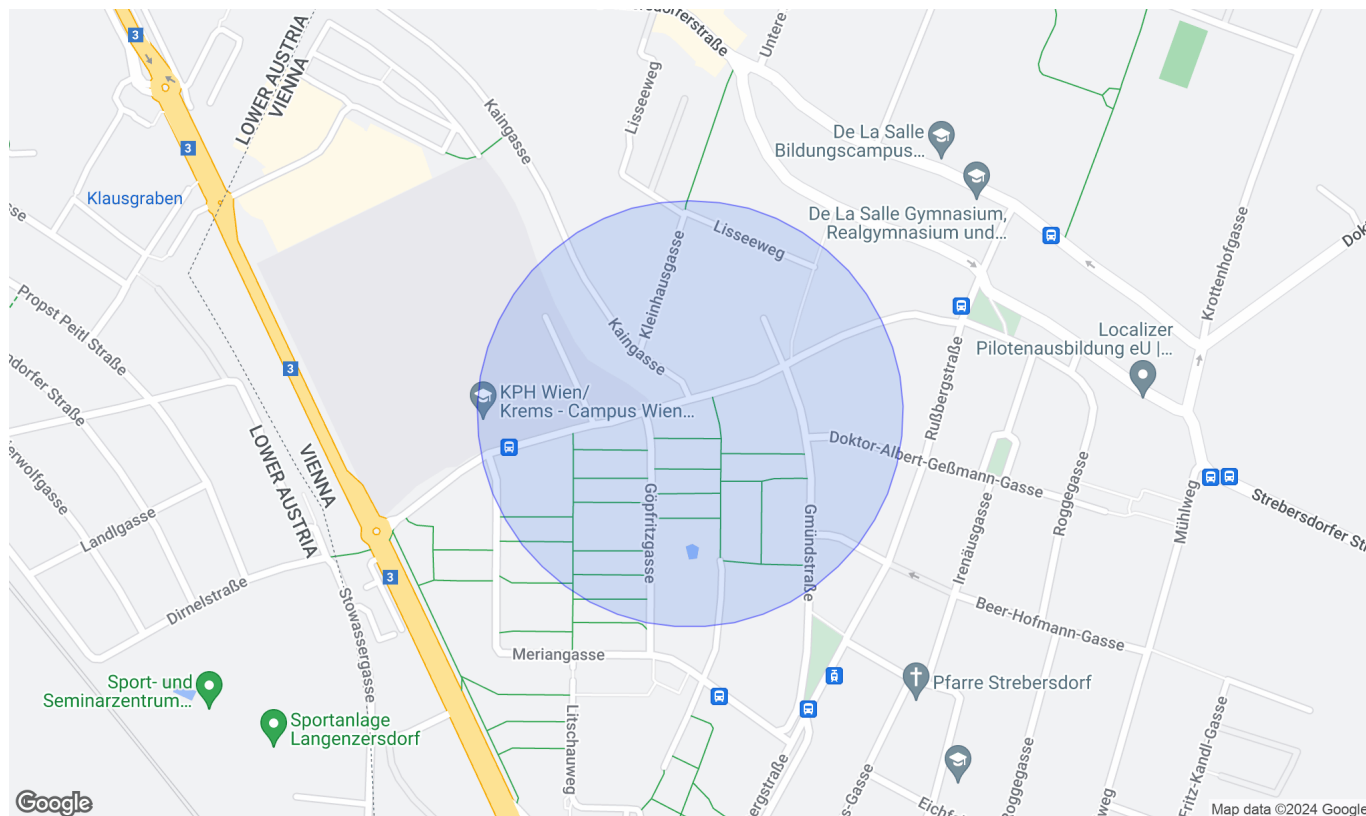
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## Location

1210 Wien



## Infrastructure/distances (POIs)

### Health

Physician	500 m
Pharmacy	500 m
Clinic	5,000 m
Medical building	3,000 m

### Local supply

Supermarket	500 m
Bakery	500 m
Shopping centre	500 m

### Transport

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

### Children & schools

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

### Others

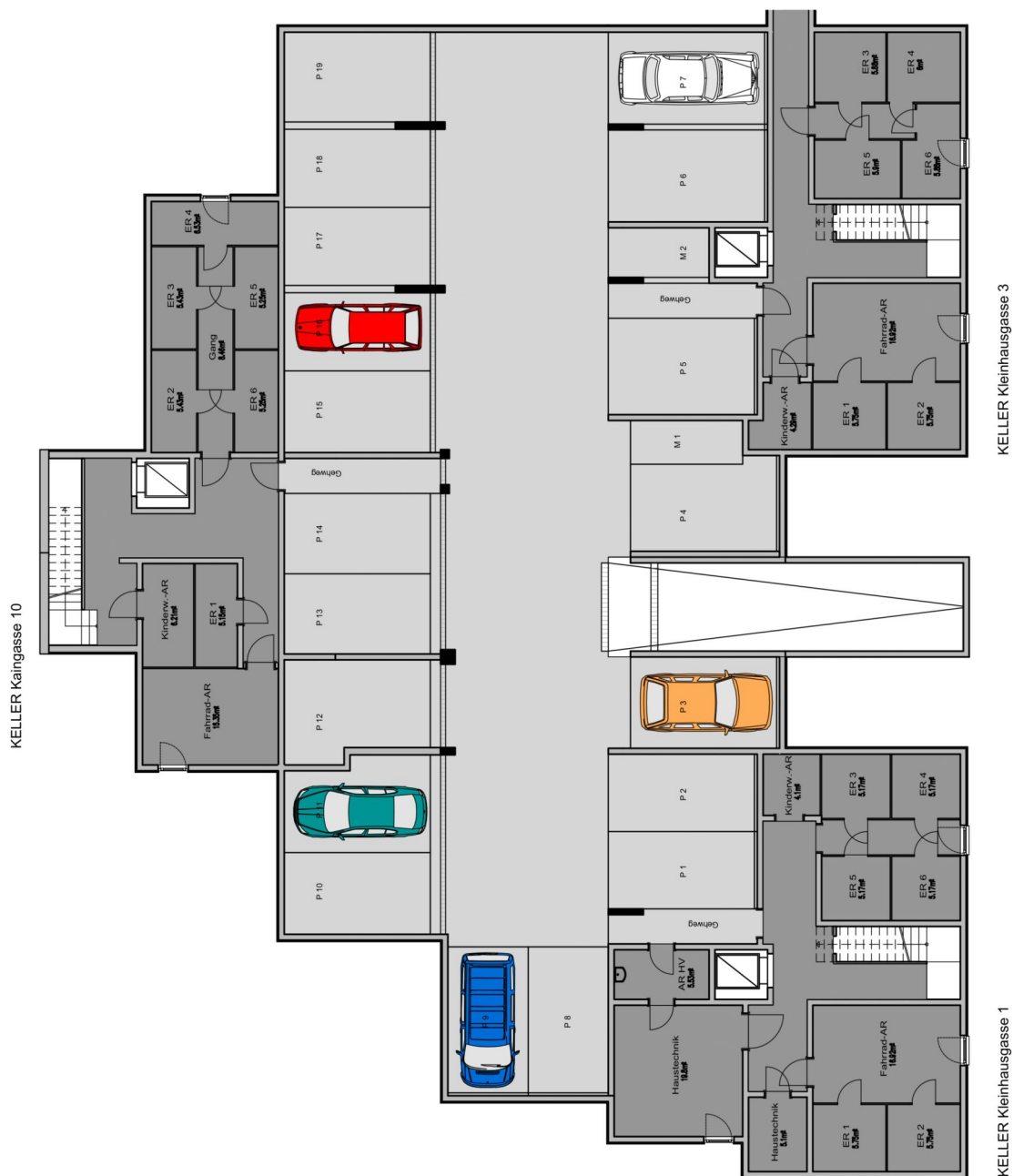
Bank	1,000 m
ATM	1,000 m
Post office	1,000 m
Police	1,000 m

Stated distance as the crow flies / source: OpenStreetMap





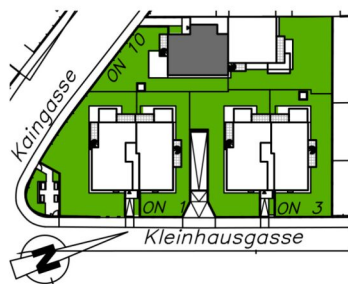
## Garagenplan







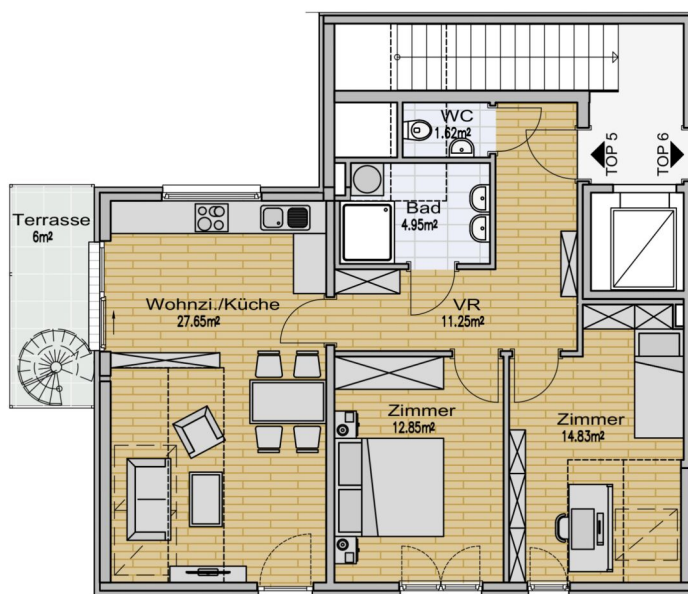
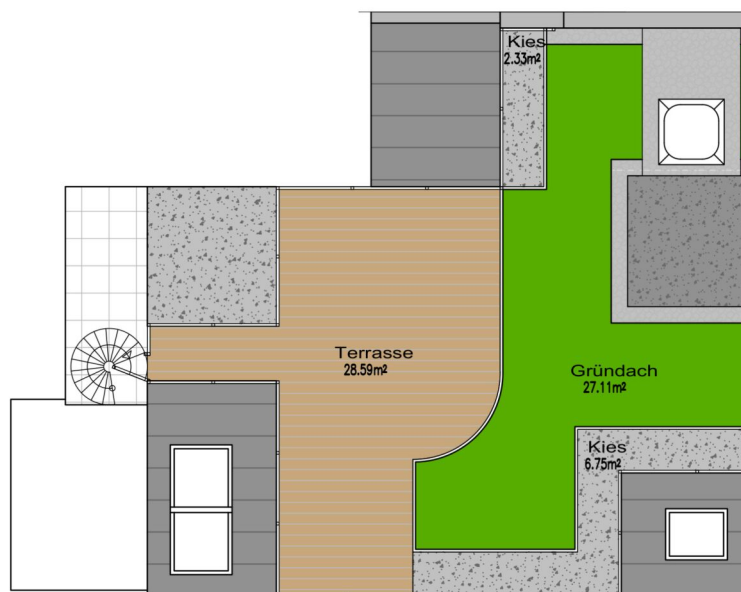
## Grundriss



### Kaingasse 10, 1210 Wien

#### Top 5 - Dachgeschoss

Wohnfläche	73,15 m <sup>2</sup>
Terrasse	6,00 m <sup>2</sup>
Dachterrasse	28,59 m <sup>2</sup>
Dachgarten	36,19 m <sup>2</sup>
Kellerabteil 5	5,25 m <sup>2</sup>





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