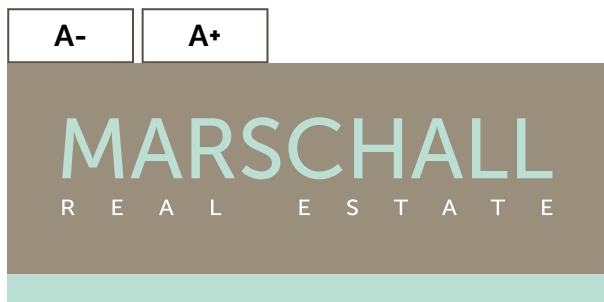




Commission-free! Dreamy Semi-Detached House: 4 Rooms, Garden, Balcony

Property no. **2800**

This modern semi-detached house in 1230 Vienna not only offers you extraordinary living comfort but also a perfect combination of a modern lifestyle and nature-oriented living.

ROOM LAYOUT

This impressive house with a spacious usable area of 153 m² extends over three floors plus a basement, providing ample space for the whole family. With four bright and friendly rooms that can be individually designed, this home is the ideal place to realize your personal living dreams.

The open living area with a modern kitchen invites you to enjoy social gatherings and joint cooking evenings. The large windows flood the room with natural light, creating an inviting atmosphere. From here, you can directly access the generous terrace where you can enjoy the sun or spend relaxing evenings outdoors.

The large private garden is another highlight of this property. Whether for your children to play, for relaxed barbecue evenings with friends, or simply to unwind – here you will find your personal oasis of tranquility. The two balconies additionally offer you the opportunity to enjoy fresh air and the view.

The house is equipped with three modern bathrooms and three toilets.

The use of geothermal energy and solar energy not only ensures environmentally friendly living but also low energy costs.

AMENITIES

- **Photovoltaic system** for electricity generation
- **Geothermal/earth heat system** for environmentally friendly heating and cooling
- **Floor and ceiling cooling** for year-round pleasant indoor climate

- **Underground parking** with prepared connections for e-charging stations (spaces available for purchase as per availability)
- **Storage units** for each unit
- **Bicycle and stroller room** in the house
- **Natural materials** and high-quality interior fittings
- **Completion:** Q1 2028

LOCATION and INFRASTRUCTURE

The location in 1230 Vienna is ideal. With excellent public transport connections via bus and tram, you can quickly reach the city center while benefiting from the quiet surroundings. In close proximity, you will find everything you need for daily needs: doctors, pharmacies, hospitals, schools, and kindergartens are reachable within a few minutes. Supermarkets and bakeries cater to your culinary needs.

INFORMATION

Commission-free for the buyer!

Further residential units in various sizes are available.

Parking spaces can be purchased for €35,000 each, subject to availability.

The project is in pre-construction – changes to the square meters, floor plans, amenities, and/or prices are reserved!

The information provided above is based on information and documents from the client and is without guarantee on our part.

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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.



Details

■ **Adress** AUT-1230 Wien

■ **Living space** approx. 153 sqm

■ **Patio area** approx. 36 sqm

■ **Balcony space** approx. 9 sqm

■ **Usable area** approx. 153 sqm

■ **Room** 4

■ **Bathrooms** 3

■ **WC** 3

■ **Floors** 4

■ **Patio** 2

■ **Purchase price** € 1,538,000.00

■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Haus

Your contact person



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