



Commission-free! Charming Semi-Detached House - Modern Living with Garden and Terraces!

Property no. **2799**

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

ROOM LAYOUT

This impressive house with a generous usable living area of 157 m² extends over three floors plus basement and offers plenty of 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 social gatherings and shared cooking evenings. The large windows flood the room with natural light, creating an inviting atmosphere. From here, you can directly access the spacious terrace, where you can enjoy the sun or spend relaxed evenings outdoors.

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

The house is equipped with two modern bathrooms and two WCs.

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

FEATURES

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

- **Underground garage** with prepared connections for electric charging stations (spaces available for purchase based on availability)
- **Basement compartments** for each unit
- **Bicycle and stroller room** in the building
- **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 minutes. Supermarkets and bakeries cater to your culinary needs.

INFORMATION

Commission-free for the buyer!

There are more residential units available in different sizes.

Parking spaces can be purchased for €35,000 each based on availability.

The project is before the start of construction - changes to the square meters, floor plans, features, and/or prices are reserved!

The above information is based on information and documents provided by the client and is given 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. 157 sqm

■ **Patio area** approx. 46 sqm

■ **Balcony space** approx. 9 sqm

■ **Usable area** approx. 157 sqm

■ **Room** 4

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 4

■ **Patio** 3

■ **Purchase price** € 1,448,000.00

■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Haus

Your contact person



ALEXANDER HAMERSKY

Phone +43 676 700 79 18

E-mail a.hamersky@marschall.at

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