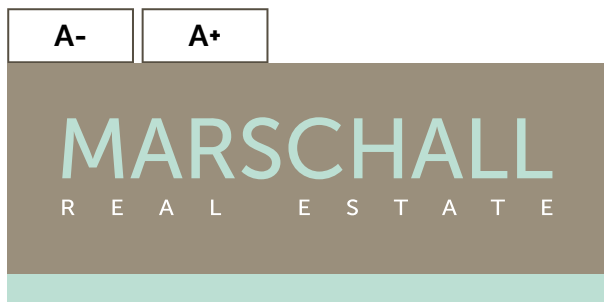




Exceptional Semi-Detached Villa with Pool

Property no. **2789**

LOCATION

This architecturally very appealing semi-detached house is part of a small and exclusive development of four modern villas, completed in 2021, in a sought-after location in Klosterneuburg, at the foot of the popular Sachsenviertel.

LAYOUT

From the main entrance on the ground floor, you pass the cloakroom and guest WC into the entrance hall with its central staircase. To the east, it opens into the living salon with an open fireplace and access to the patio – a walled, sheltered terrace that, thanks to the large floor-to-ceiling glazing, appears as a seamless extension of the living space into the outdoors. To the west, the entrance hall leads into the spacious, luxuriously equipped kitchen and dining area. Here, too, large glazing opens onto the shaded terrace and pool area directly in front. This level is particularly striking for its unusual ceiling height of 3 m for a modern building.

On the first floor is the master suite with en-suite bathroom (bathtub, walk-in shower, WC, and double vanity) and dressing room with green views. Two further bedrooms, a shower room, and a separate WC complete this floor.

On the top floor, a gallery room with kitchenette, daybed, and home office provides access to the approx. 42 m² roof terrace with magnificent views of the surrounding landscape.

The basement, also with a ceiling height of 3 m and high-quality fittings, includes a fitness room, a spacious laundry room with separate storage, a technical room, additional storage areas, and direct access to the garage. With an optional lift installation, the basement, ground floor, and first floor can be connected barrier-free.

The underground garage offers two side-by-side parking spaces, one with an EV charging station, each available for € 40,000.

FEATURES

- Ceiling height on the ground floor: 3 m
- Exceptionally bright house with garden views
- Fully developed basement (laundry room, fitness studio, partly parquet flooring, ventilation, 3 m ceiling height, direct garage access)
- Underfloor heating and cooling throughout (geothermal heat pump)
- High-quality, timeless custom carpentry by Prödl (cloakroom, children's wardrobes, 2 cloakrooms, terrace seating group, kitchenette in the top floor, daybed in the top floor, etc.)
- Open fireplace in the living room
- Air-source heat pump for pool heating
- Bespoke kitchen with ceramic surfaces, Miele appliances, wine cooler & Quooker system
- Spacious cloakroom
- Security: alarm system, three outdoor cameras, security door with fingerprint access
- Lift installation possible
- Irrigation system on all three terraces

INFRASTRUCTURE

Excellent infrastructure: Weidling S-Bahn station can be reached within an 8-minute walk, and a Spar supermarket in just 5 minutes. In addition, there are 3 restaurants, further supermarkets, 5 doctors' practices, a pharmacy, 2 banks, a fitness studio, a primary school, 2 secondary schools, a kindergarten, a playground, and the hospital in the immediate vicinity.

INFORMATION

Commission: 3% of the purchase price + 20% VAT.

The above information is based on details and documents provided by the owner. We assume no liability for its accuracy.

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

■ **Address** AUT-3400 Klosterneuburg

■ **Living space** approx. 205 sqm

■ **Patio area** approx. 90.5 sqm

■ **Usable area** approx. 264 sqm

■ **Room** 5.5

■ **Bathrooms** 2

■ **WC** 3

■ **Floors** 4

■ **Loggia** 1

■ **Patio** 3

■ **Purchase price** € 1,995,000.00

■ **Monthly costs** € 285.15

■ **Operation costs net** € 195.32

■ **Other costs net** € 89.83

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2021

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Haus

Your contact person



EVA MARSCHALL

Phone [+43 664 10 10 618](tel:+436641010618)

E-mail e.marschall@marschall.at

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