



High-End Penthouse Apartment with Terrace in Prime Location

Property no. **2781**

LOCATION

This fully equipped penthouse apartment with a stunning view of the surrounding greenery, the nearby abbey, and the Bisamberg hill is situated on the top floor of an attractive modern building with only 11 units.

The prime location in a quiet and idyllic side street, just a short walk from the town center, offers an exceptional quality of life.

LAYOUT / DESCRIPTION

The apartment is oriented east-west and comprises a spacious, light-filled living area with an open-plan kitchen and an adjoining south-west-facing terrace, a bedroom with an en-suite bathroom and walk-in closet, as well as an entrance hall, storage room, and a guest WC. The current owners have outfitted the apartment with high-end features and tasteful furnishings. It has hardly ever been lived in and is therefore in mint, like-new condition.

FEATURES

The purchase price includes high-quality furnishings and fittings worth approx. €130,000:

- New custom-designed kitchen with Miele appliances, natural stone countertop, and wine fridge
- Custom-built illuminated wardrobes with special carpentry features
- Air conditioning units
- Fully furnished living room with bookshelves and integrated electric fireplace
- Premium ceiling lighting by Occhio
- Electric interior and exterior shading with wind and sun sensors
- Automated terrace shading

- Wood-aluminum windows with triple glazing
- Fireplace connection
- High-end sanitary fixtures
- Security entrance door
- Video intercom system
- Ceiling height of 2.7 meters
- Underfloor heating, etc.

INFRASTRUCTURE

Despite its quiet setting, the location near the town square in Klosterneuburg offers excellent infrastructure and an outstanding quality of life. Shops for daily needs, schools, and public transport (bus line 403, Kierling train station) are all within close proximity. The Danube wetlands, local beach, and "Happyland" sports complex offer numerous recreational opportunities. Vienna city center and the international airport are also easily accessible.

INFORMATION

Garage space No. 5 with electric charging capability can be purchased for €35,000. Monthly costs: €36.70.

Current monthly costs for water, hot water, and heating amount to €128.62.

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

The above details are based on information provided by the owner and are subject to change without notice.

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

■ **Proximity** Stadtplatz

■ **Living space** approx. 82.34 sqm

■ **Patio area** approx. 13.17 sqm

■ **Room** 2

■ **Bathrooms** 1

■ **WC** 2

■ **Floors** 4

■ **Patio** 1

■ **Purchase price** € 670,000.00

■ **Monthly costs** € 277.78

■ **Operation costs net** € 189.20

■ **Other costs net** € 88.58

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

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2017

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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