

CONTACT



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BASIC DATA

object number: **3056/1461**
 project number: **Erstbezug, Kleinstadtidylle im Umarmung des Wienerwalde**
 object type: **Flat**
 state: **Niederösterreich**
 address: **2380 Perchtoldsdorf**
 price: **€ 919,000.-**
 Living area: **117.00 m²**
 room: **5**

DESCRIPTION

UNIQUE MAISONETTE APARTMENT IN PERCHTOLDSORF

This unique maisonette apartment offers exclusive living comfort in a sought-after location. With a living space of approximately 117.06 m², it spans two floors and is in first occupancy, ensuring the most modern living luxury.

Highlights:

5 rooms, 2 bathrooms, 2 separate toilets
 3 loggias and 3 terraces with a total area of approximately 33.90 m²
 Underfloor heating for cozy warmth
 Air/water heat pump for environmentally friendly heating
 Energy rating: HWB 17.00 kWh/(m²·a) - Class A

The location in Perchtoldsdorf, just a step away from Vienna, allows excellent connectivity in both public transport and individual transport. The bus stop "Schweglergasse" and proximity to various bus lines (253, 256, 257, 258, 259) ensure a quick connection to Wien-Liesing station (Südbahn) in 3-5 minutes.

For nature lovers, nearby parks such as Perchtoldsdorfer Heide or Karl Zechmeister-Teich are enticing. The federal roads 12, 13, and 13a, as well as the South Autobahn A2 and the Outer Ring Autobahn A21, are also easily accessible.

The buyer's commission is 3% of the purchase price plus 20% VAT.
 The purchase price for this exclusive offer is 919,000 EUR.

Discover your exclusive retreat on the edge of the Vienna Woods!

price:	€ 919,000.-
operating costs:	€ 410.-
Buyer's comm.:	3% plus 20% VAT

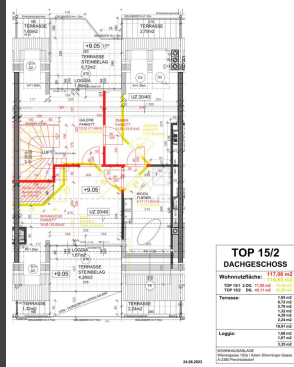
Living area:	117.00 m²
Cellar area:	1 m²

room:	5
Bathroom:	5
toilet:	5
Cellar:	Yes
number of loggias:	3
number of terraces:	3
heating:	underfloor heating
year of construction:	2022
condition:	very good
floor levels:	2
noise:	low – none noise
Energy index:	17.0 kWh/(m²a)
heating demand class:	A

Location: City centre, Green location, sunny location, quiet location;**Features:** New building;**Public transport:** Bus







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Imprint

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