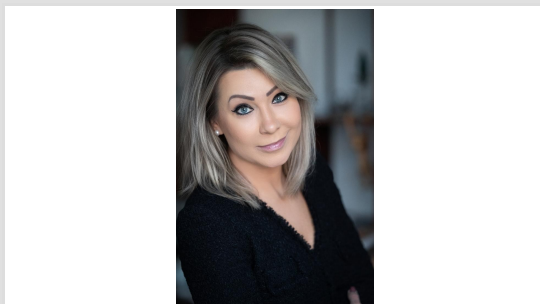


## CONTACT



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[More objects from this agent](#)



## BASIC DATA

object number: **3056/1462**  
 project number: **Erstbezug, Kleinstadtidylle im Umarmung des Wienerwalde**  
 object type: **Flat**  
 state: **Niederösterreich**  
 address: **2380 Perchtoldsdorf**  
 price: **€ 627,000.-**  
 Living area: **84.83 m²**  
 room: **3**

## DESCRIPTION

### NEW GROUND FLOOR APARTMENT IN PERCHTOLDSORF

This unique ground floor apartment offers exclusive living comfort in a sought-after location. With a living space of approximately 84.83 m², it is in first occupancy, guaranteeing the most modern living luxury.

#### Highlights:

3 rooms, 1 bathroom, 1 toilet  
 1 loggia and 2 terraces with a total area of approximately 34.78 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 627,000 EUR.

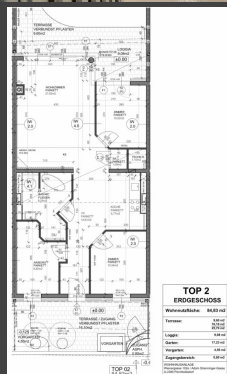
price: **€ 627,000.-**

Buyer's comm.: **3% plus 20% VAT**

Living area:	84.83 m <sup>2</sup>
room:	3
Bathroom:	1
toilet:	1
number of loggias:	1
number of terraces:	2
heating:	underfloor heating
condition:	very good
noise:	low – none noise
Energy index:	17.0 kWh/(m <sup>2</sup> a)
heating demand class:	A

**Garden:** Private;**Location:** City centre, Green location, Location near the forest, sunny location, quiet location**Features:** New building;**Public transport:** Bus





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