

**Compact 2-room apartment with balcony - ideal for  
singles, couples or students**



**Objektnummer: 5908/802**

**Eine Immobilie von ABRA IC GmbH**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	4040 Altenberg bei Linz
<b>Baujahr:</b>	2023
<b>Zustand:</b>	Erstbezug
<b>Alter:</b>	Neubau
<b>Wohnfläche:</b>	35,58 m <sup>2</sup>
<b>Zimmer:</b>	2
<b>Bäder:</b>	3
<b>WC:</b>	1
<b>Balkone:</b>	1
<b>Heizwärmebedarf:</b>	B 30,50 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	A+ 0,69
<b>Kaufpreis:</b>	174.000,00 €
<b>Provisionsangabe:</b>	

6.264,00 € inkl. 20% USt.

## Ihr Ansprechpartner

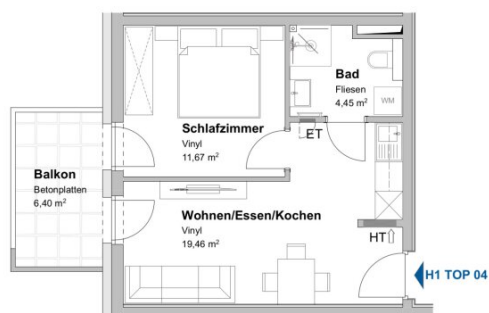


**Petra Strobl**

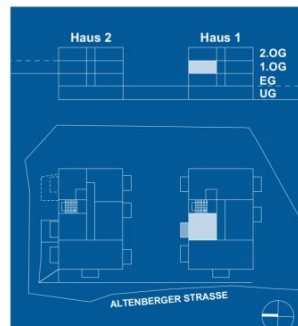
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**H1 TOP 04**  
2-ZIMMER-WOHNUNG  
1. OBERGESCHOSS



**WOHNNUTZFLÄCHE**

Wohnen-Essen	19,46
Schlafzimmer	11,67
Bad	4,45
<b>35,58 m²</b>	

**FREIFLÄCHEN**

Balkon	6,40
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# Objektbeschreibung

## Description

A new residential project is currently under construction in *Altenberg bei Linz*, comprising a total of two residential buildings with 11 apartments each. The perfectly planned 2- to 4-room apartments, ranging in size from approx. 35 m<sup>2</sup> to 115 m<sup>2</sup>, are ideal for students, singles, couples or families of all ages thanks to the well thought-out floor plans. The heating system which consists of an air heat pump and a photovoltaic system ensures environmentally friendly and efficient living.

The location is in the immediate surrounding of the renowned JKU university and can persuade with a natural environment. The residential project is located “at the doorstep” of Linz and offers an ideal alternative to the city even though the center is reachable within a few minutes. Enjoying the green surroundings and the great variety of possible leisure activities without having to forego the advantages of city life sums up in a great quality of living.

The residential project has been skillfully integrated into the existing environment and the successful arrangement of the two buildings allows for ideal alignment of the apartments and ensures bright living spaces with the utmost day light.

Furthermore, each apartment comes with a perfectly usable outdoor area in the form of a private spacious garden, balcony or terrace.

## Highlights

- Close to JKU university and a variety of other schools
- Optimal combination of proximity to nature & city
- Modern, well thought-out floor plans
- Underground parking spaces (with e-charging station on request)
- Local supply with regional products (Ab-Hof Verkäufe)

- Accessibility (elevator)
- Underfloor heating
- Air/heat pump and photovoltaic system
- only approx. 5 minutes by car to Altenberg and approx. 5 minutes by car to Urfahr
- Spacious loggias, balconies, terraces or private gardens
- modern architecture
- high-quality interior equipment
- HWB 42
- Move in at the end of 2024

## **Location**

The residential project is only a 15-minute walk from the Johannes Kepler University (JKU), which is one of the biggest universities in Austria and is attracting thousands of Austrian and international students. The Linz-Auhof education center nearby the university offers various primary and secondary schools (BHS) with different educational focuses. Also the ABZ Hagenberg is reachable by car within 20 minutes.

Furthermore, in the surrounding area various nationally and internationally operating companies in a variety of business sectors can be found (Dynatrace, ...).

Altenberg guarantees the advantages of a rural, natural environment with the benefits of being close to the city of Linz! The excellent local supply, the regional products and countless possibilities for leisure activities in the immediate surrounding of the city life make the location

particularly attractive.

Various mountain bike trails, cross-country ski trails, running routes and much more, as well as the nearby Pleschingersee lake, offer you a very large and varied selection of leisure activities.

The location of the residential project also offers perfect connections to the public transport network. The bus stop is almost directly in front of the house and the tram stop for lines 1 and 2 is less than a 15-minute walk or a quick bike ride away.

In September 2024, the Linz-Auhof highway exit is scheduled for completion, which is just a one-minute drive from your new home and offers you even faster access to the roads.

### **Apartment TOP 1.4**

This practical and compact, barrier-free 2-room apartment on the 1st floor of the residential building on the right is accessible by elevator. Due to its layout, it is ideal for singles, couples or seniors. The 35.58m<sup>2</sup> living space is divided into a living/dining and cooking area, a bedroom and a bathroom, which is equipped with a shower, washing machine connection and toilet.

From the bedroom and the living area, you are able to access the balcony facing the inner courtyard, which measures approx. 6.40 m<sup>2</sup> and is covered with concrete tiles.

The living rooms and bedrooms are equipped with high-quality vinyl flooring, the sanitary areas with timeless tiles. The choice of flooring and the bright interior design create a pleasant living atmosphere. (Change requests regarding furniture can currently still be considered)

The solid brick construction as well as the heating system (air/heat pump & photovoltaic system) offer a perfect living climate and enable environmentally friendly living. All living spaces are equipped with underfloor heating.

Furthermore, the future owners will have a permanently allocated cellar compartment, laundry and drying room as well as a bicycle room for shared use!

We would be happy to provide you with further details or a description of the construction and furnishings on request!

Two underground parking spaces are allocated to the apartment, which are not yet included in the purchase price.

Both parking spaces (EUR 15,000.00 per parking space) must be purchased. On request, a

charging station (wallboxes) for e-mobility can be installed, the empty pipes have already been taken into account.

We are looking forward to providing you with further details or doing a non-binding consultation on site with you! Feel free to contact us!

[petra.strobl@abra.at](mailto:petra.strobl@abra.at)

Mobile: 0664 24 733 58

INFORMATION ON ALL APARTMENTS CAN BE FOUND ON OUR HOMEPAGE:

<http://altenbergerstrasse158.abra.at/>

#### ADDITIONAL PURCHASE COSTS:

- Land transfer tax: 3.5% of the purchase price
- Land registry fee: 1.1% of the purchase price
- Contract set-up and settlement fee: 1.5% of the purchase price plus 20% VAT
- Costs for notarization, any necessary cash outlays and financing costs
- Broker commission: 3% plus 20% VAT Broker commission

Non-binding, noncommittal offer. All details are based on information and documents provided to us by the seller and/or third parties and are without guarantee - no liability is assumed for their accuracy. Verbal collateral agreements regarding the offered property must be made in writing to be valid. Errors, misprints and changes excepted. Viewings and consultations are free of charge; only in the event of successful brokerage is the statutory or stated commission of 3% of the gross sales price plus 20% VAT due for payment. The agent acts as a dual broker. We would like to point out that there is a close family or business relationship between the agent and the client. The property is subject to the provisions of the WGG (we will be happy to inform you in detail).



Information on data protection can be found at [www.abra.at](http://www.abra.at)

Note: The furnishings and fittings shown are examples and are not included in the offer!

Wir weisen darauf hin, dass zwischen dem Vermittler und dem Auftraggeber ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

## **Infrastruktur / Entfernungen**

### **Gesundheit**

Arzt <2.000m  
Apotheke <2.000m  
Krankenhaus <5.500m  
Klinik <5.500m

### **Kinder & Schulen**

Schule <1.000m  
Kindergarten <2.000m  
Universität <1.500m  
Höhere Schule <4.000m

### **Nahversorgung**

Supermarkt <2.000m  
Bäckerei <2.000m  
Einkaufszentrum <4.500m

### **Sonstige**

Bank <1.500m  
Geldautomat <1.500m  
Post <2.500m  
Polizei <2.500m

### **Verkehr**

Bus <500m  
Straßenbahn <2.000m  
Autobahnanschluss <2.500m  
Bahnhof <6.000m  
Flughafen <5.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap