

**Your New Home in Austria**



**Objektnummer: 25655**

**Eine Immobilie von WERTIMMOBILIEN Consulting KG**

## Zahlen, Daten, Fakten

|                               |                                  |
|-------------------------------|----------------------------------|
| Adresse                       | Am Maierhof                      |
| Art:                          | Haus - Doppelhaushälfte          |
| Land:                         | Österreich                       |
| PLZ/Ort:                      | 2486 Pottendorf                  |
| Baujahr:                      | 2024                             |
| Zustand:                      | Erstbezug                        |
| Alter:                        | Neubau                           |
| Wohnfläche:                   | 110,80 m <sup>2</sup>            |
| Zimmer:                       | 4                                |
| Bäder:                        | 2                                |
| Balkone:                      | 1                                |
| Terrassen:                    | 1                                |
| Stellplätze:                  | 2                                |
| Garten:                       | 129,32 m <sup>2</sup>            |
| Heizwärmebedarf:              | B 47,20 kWh / m <sup>2</sup> * a |
| Gesamtenergieeffizienzfaktor: | A+ 0,75                          |
| Kaufpreis:                    | 469.000,00 €                     |
| Betriebskosten:               | 60,20 €                          |
| USt.:                         | 6,02 €                           |
| Provisionsangabe:             |                                  |

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner



**Wolfgang Glaser**

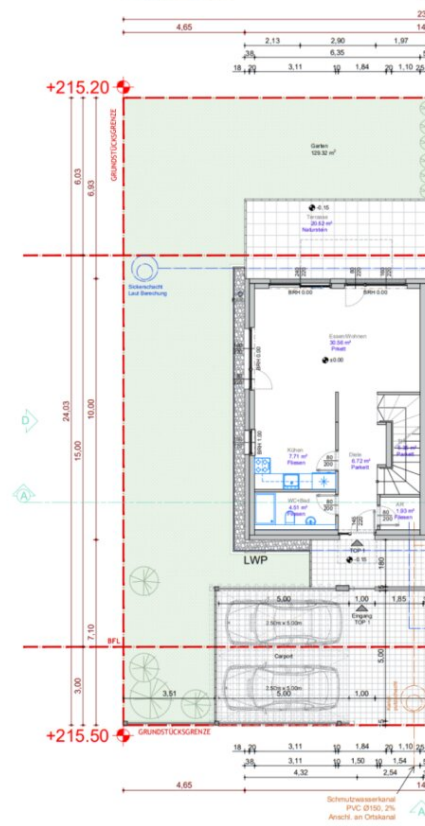




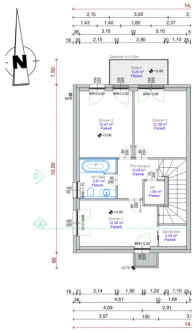




# Erdgeschoss



## Obergeschoss



# Objektbeschreibung

## Your New Home in Austria

In uncertain times, having a safe place to call home is more important than ever.

If you are looking for a secure future for you and your family – with stability, quality of life, and investment value – this modern semi-detached house in **Pottendorf (only 25 minutes from Vienna)** is the right choice for you!

### What makes this home special:

- Quiet and green surroundings – ideal for families with children or anyone who values peace
- Solid construction – energy-efficient, durable, and built to last
- Private garden – space to relax, grow vegetables, or enjoy your free time
- Excellent connection to Vienna – only 20–30 minutes by car or train
- Also available through **rent-to-own** – from just **€1.753/month** plus BK ca. 67,- Euro at 1.9 % fixed interest rate

### Important for buyers from Ukraine and other non-EU countries:

If you plan to **relocate your main residence to Austria**, we will support you with the **official permit required for non-EU buyers**. We guide you through every step of the process.

### Property address:

Am Meierhof, 2486 Pottendorf

Take this opportunity – visit the property on **Saturday, September 27!**

I look forward to your inquiry. I am happy to answer your questions in German, English, or with a translator.

### Wolfgang Glaser

Real Estate Agent & Certified Property Valuer

## **Wertimmobilien Consulting KG**

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

### **Infrastruktur / Entfernungen**

#### **Gesundheit**

Arzt <750m

Apotheke <1.000m

Klinik <6.000m

#### **Kinder & Schulen**

Kindergarten <1.500m

Schule <1.500m

#### **Nahversorgung**

Supermarkt <750m

Bäckerei <1.000m

#### **Sonstige**

Bank <1.000m

Geldautomat <1.000m

Post <1.000m

Polizei <1.000m

#### **Verkehr**

Bus <500m

Bahnhof <1.500m

Autobahnanschluss <1.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap