

**Architect-designed villa with heated saltwater pool -
distant views and forest access - "a must see"**



Objektnummer: 6115/3334989

Eine Immobilie von Stubenvoll Immobilien

Zahlen, Daten, Fakten

Art:	Haus - Einfamilienhaus
Land:	Österreich
PLZ/Ort:	3400 Klosterneuburg
Baujahr:	2006
Zustand:	Gepflegt
Alter:	Neubau
Wohnfläche:	225,00 m²
Zimmer:	7
Bäder:	2
WC:	4
Terrassen:	3
Garten:	300,00 m²
Keller:	136,00 m²
Heizwärmebedarf:	63,20 kWh / m² * a
Kaufpreis:	2.250.000,00 €
Provisionsangabe:	

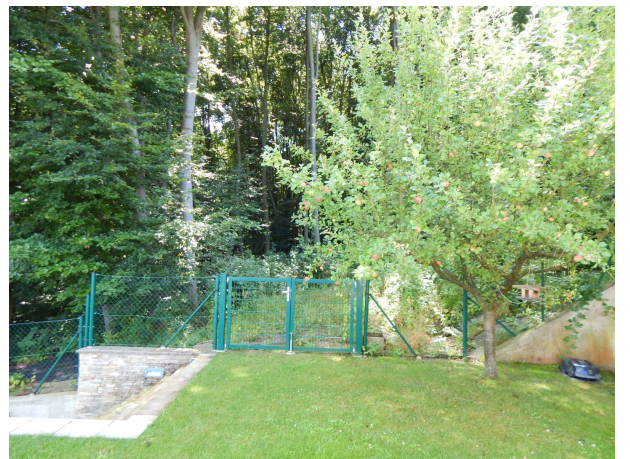
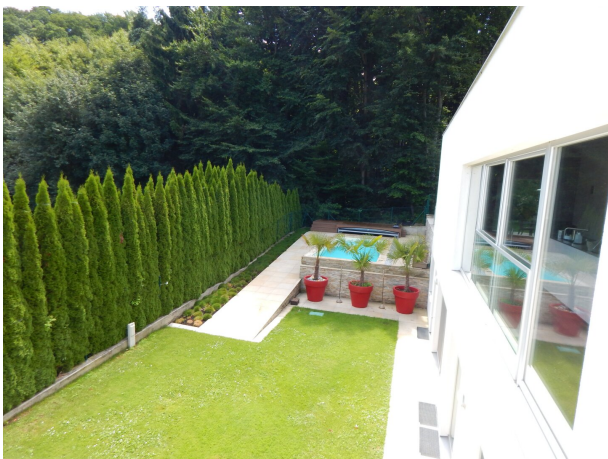
3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Ferdinand Stubenvoll

Stubenvoll Immobilien
Utendorfgasse 4 / 14
1140 Wien

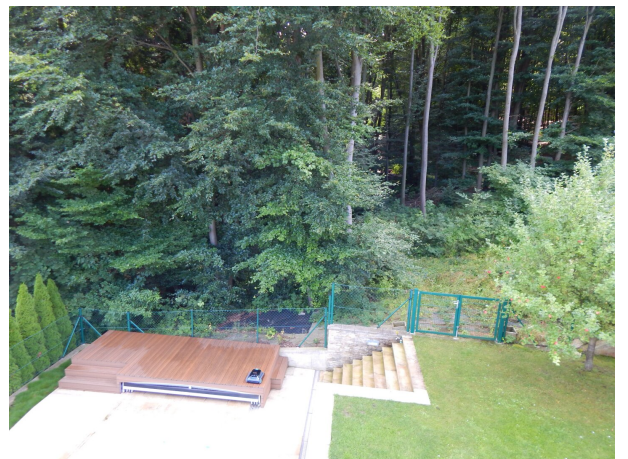


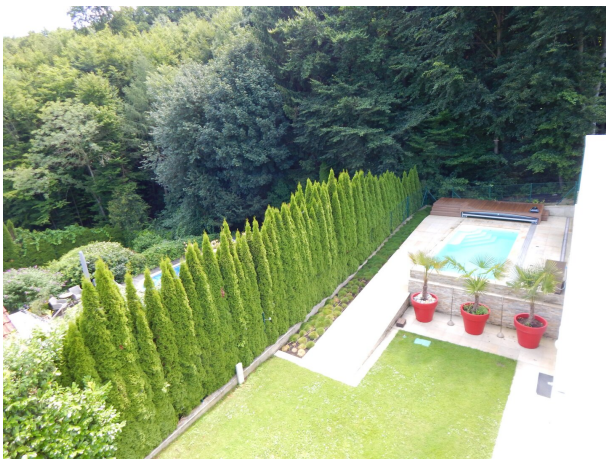




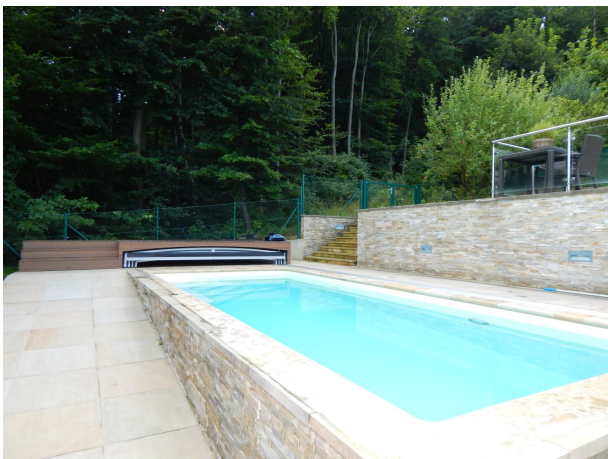
























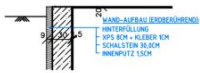




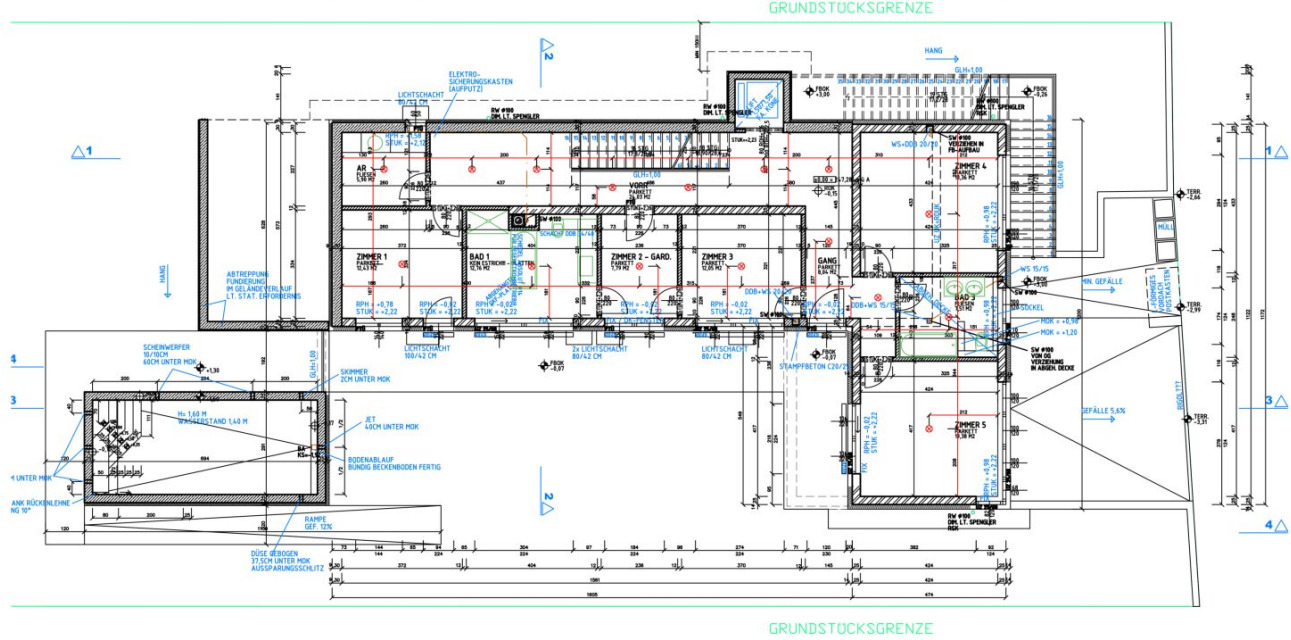
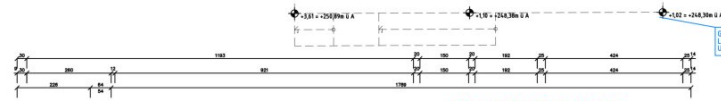






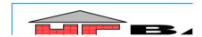


BESTEHENDES ERFMASS
FAM. JÜRGEN GIEFING

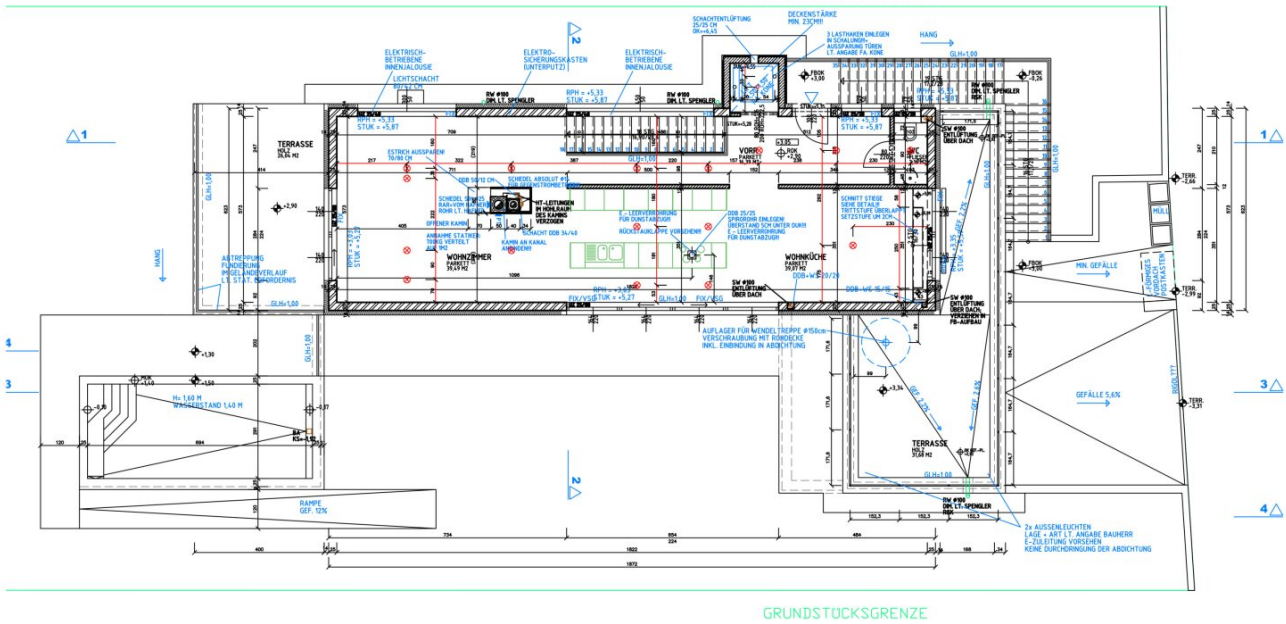
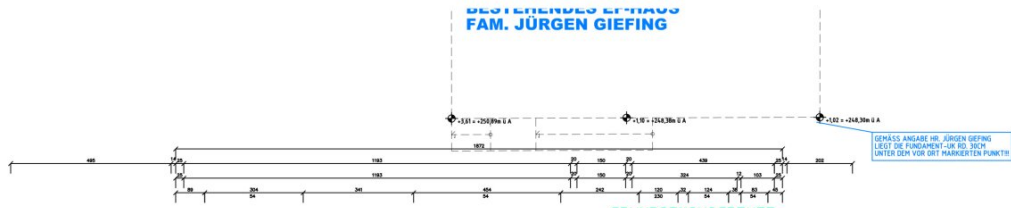


ERDGESCHOSS

SCHATTENFUGE VERPUTZ
UNTERHALB DER
INNENFESTENBÄNKE

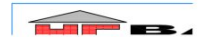


BESTEHENDES ETWAS FAM. JÜRGEN GIEFING

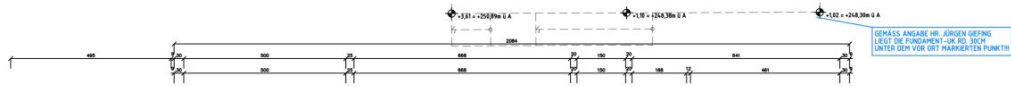


OBERGESCHOSS

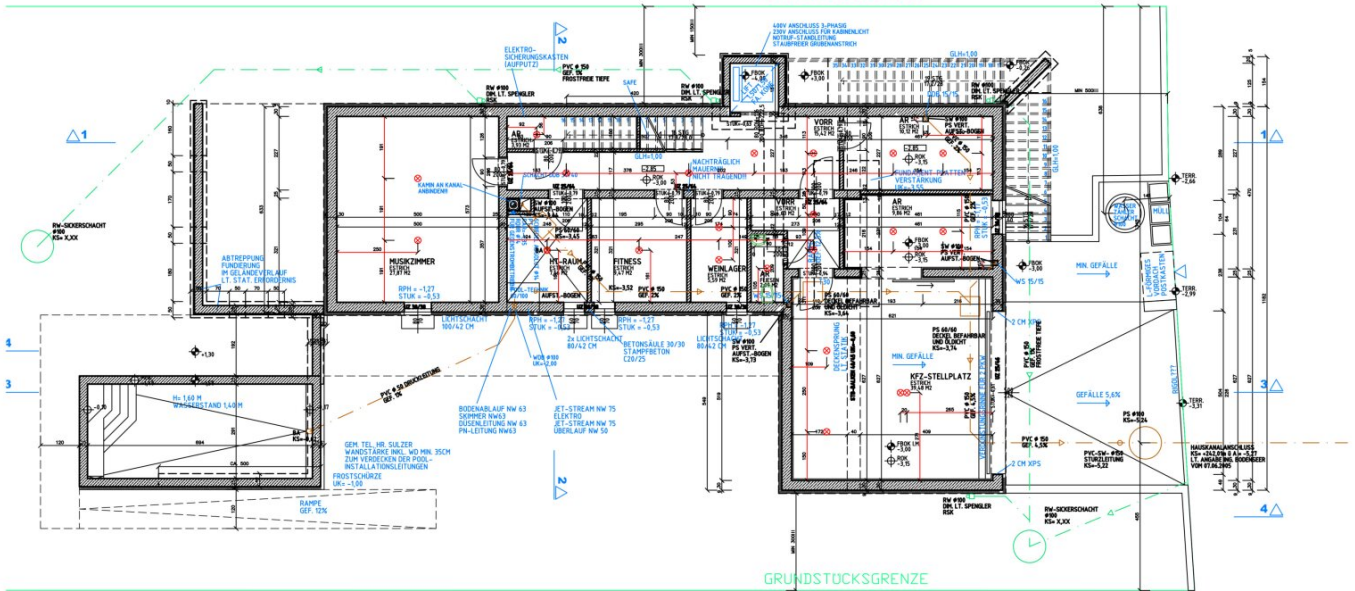
SCHATTENFUGE VERPUTZ
UNTERHALB DER
INNENFESTERANKER



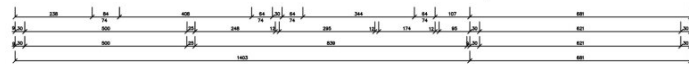
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GRUNDSTÜCKSGRENZE



GRUNDSTÜCKSGRENZE



KELLERGEOSCHOSS



Objektbeschreibung

Villa with pool - distant views and direct access to the forest in Klosterneuburg/Kierling

225 m² living space on three levels + 136 m² basement with garage + 70 m² terraces + approx. 300 m² garden with 3 x 7 m pool

Ground floor: Master bedroom with walk-in closet, private large bathroom with shower, bathtub, toilet, double hand basin, and access to the garden with pool - Two bedrooms with shared bathrooms with bathtub, two hand basins, toilet, and one of the bedrooms with access to the garden with pool - Study with access to the garden with pool - Laundry room - Stairs to the basement and first floor

First floor: Large living room with fireplace and open-plan fully equipped Bulthaup kitchen (Liebherr, Gaggenau, Bulthaup, Siemens Bosch appliances) and dining area - Access to two terraces and a garden with pool - Entrance hall - Guest toilet with hand basin - Stairs to the Basement

Basement: Garage for two cars and an electric charging point - Workshop - Wine cellar - Fitness room - Party room - Server room - Utility room - Restroom with hand basin - Stairs to the ground floor

Pool: approx. 3x7 m - Low-maintenance saltwater system - Solar or gas heating - Counter-current system - Pool cover/pool garage

Garden: Sunbathing lawn - 2 levels with 2 robotic lawnmowers - Automatic garden irrigation - Exterior stone flooring mostly Lederleitner sandstone - 3 tool sheds from Biohort

Building materials: Aluminum/wood thermal windows and doors from Kappo (ground-level windows are impact-resistant) - Preparation for a wheelchair-accessible passenger elevator over 3 floors - LAN cabling - Alarm system with multiple loops - Fire alarm system - Preparation for 3 air conditioning units on the upper floor - Mains isolation in the bedrooms - American Oiled walnut parquet flooring - floors and walls with natural materials - preparation for an electric screen and piping for HDMI cables to a projector in the living room ceiling - staircase preparation for a flat roof terrace of approximately 100 m² - solar panel system on the flat roof.

Heating with Grander water: Underfloor heating and wall heating in the east room - Grander water for drinking water and underfloor heating - gas boiler - gas/solar hot water preparation - BWT water softener. Perfect residential location for families and those seeking peace and quiet - there is direct access to the protected federal forest with forest roads - there is a kindergarten, elementary school, ISTA Institute of Science and Technology Austria - shopping facilities - public transportation.

For questions and viewings, please contact Mr. Stubenvoll at +49 664 30 88 940.

Infrastruktur / Entfernungen

Gesundheit

Arzt <1.050m
Apotheke <2.450m
Klinik <3.975m
Krankenhaus <2.525m

Kinder & Schulen

Schule <825m
Kindergarten <1.000m
Universität <3.400m
Höhere Schule <6.350m

Nahversorgung

Supermarkt <1.675m
Bäckerei <2.275m
Einkaufszentrum <5.950m

Sonstige

Bank <2.250m
Geldautomat <2.250m
Post <2.450m
Polizei <2.275m

Verkehr

Bus <75m
Straßenbahn <5.275m
U-Bahn <7.000m
Bahnhof <2.750m
Autobahnanschluss <4.925m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap