

**YOUR ROOF? THE SKY! Just 15 minutes from Vienna –
Surrounded by nature, truly one of a kind | Garage for up
to 6 cars | Heated basement**



Objektnummer: 16317

Eine Immobilie von Alexander Ringsmuth GmbH

Zahlen, Daten, Fakten

Art:	Haus
Land:	Österreich
PLZ/Ort:	1190 Wien
Alter:	Neubau
Wohnfläche:	398,00 m²
Nutzfläche:	666,00 m²
Zimmer:	6
WC:	3
Terrassen:	1
Keller:	163,00 m²
Kaufpreis:	1.099.000,00 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Maja Arsic

Alexander Ringsmuth GmbH
Hackhofergasse 1
1190 Wien

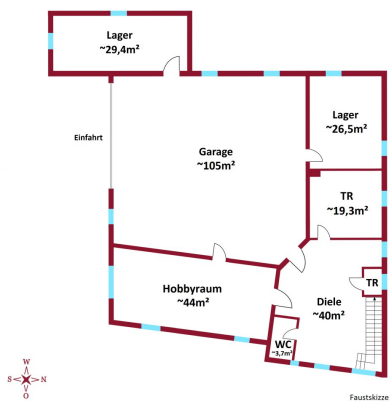
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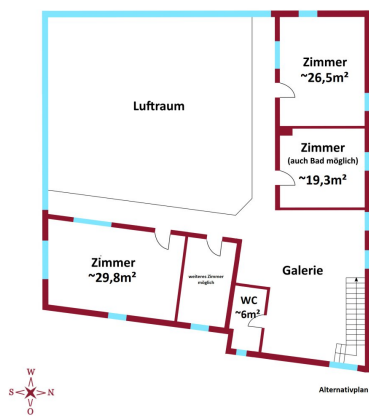
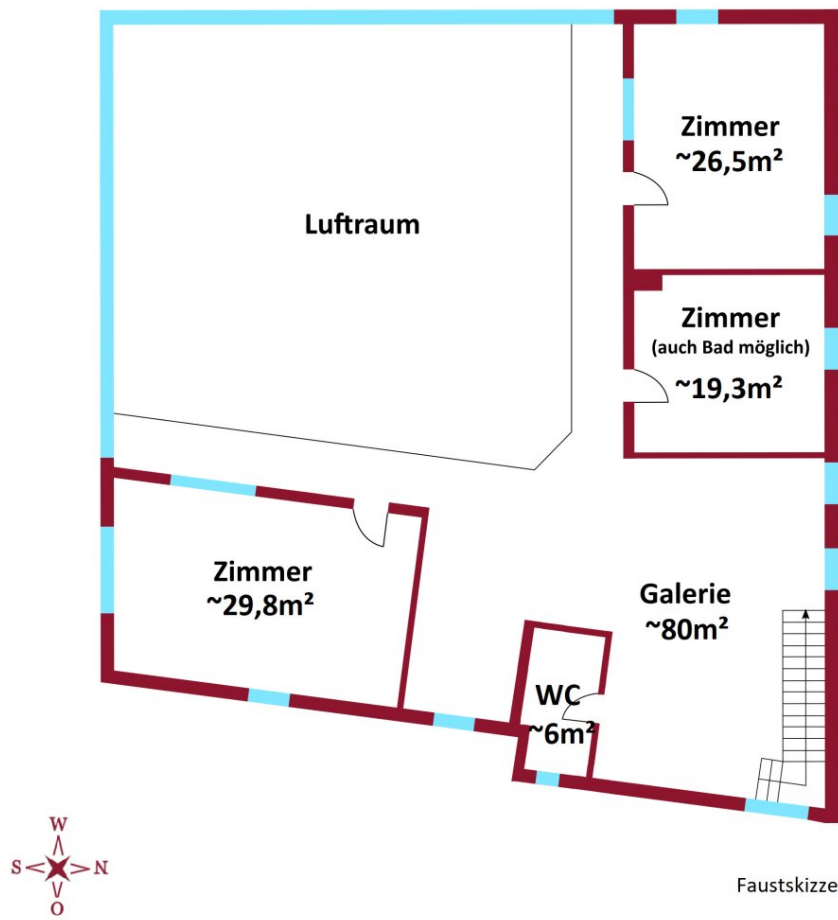
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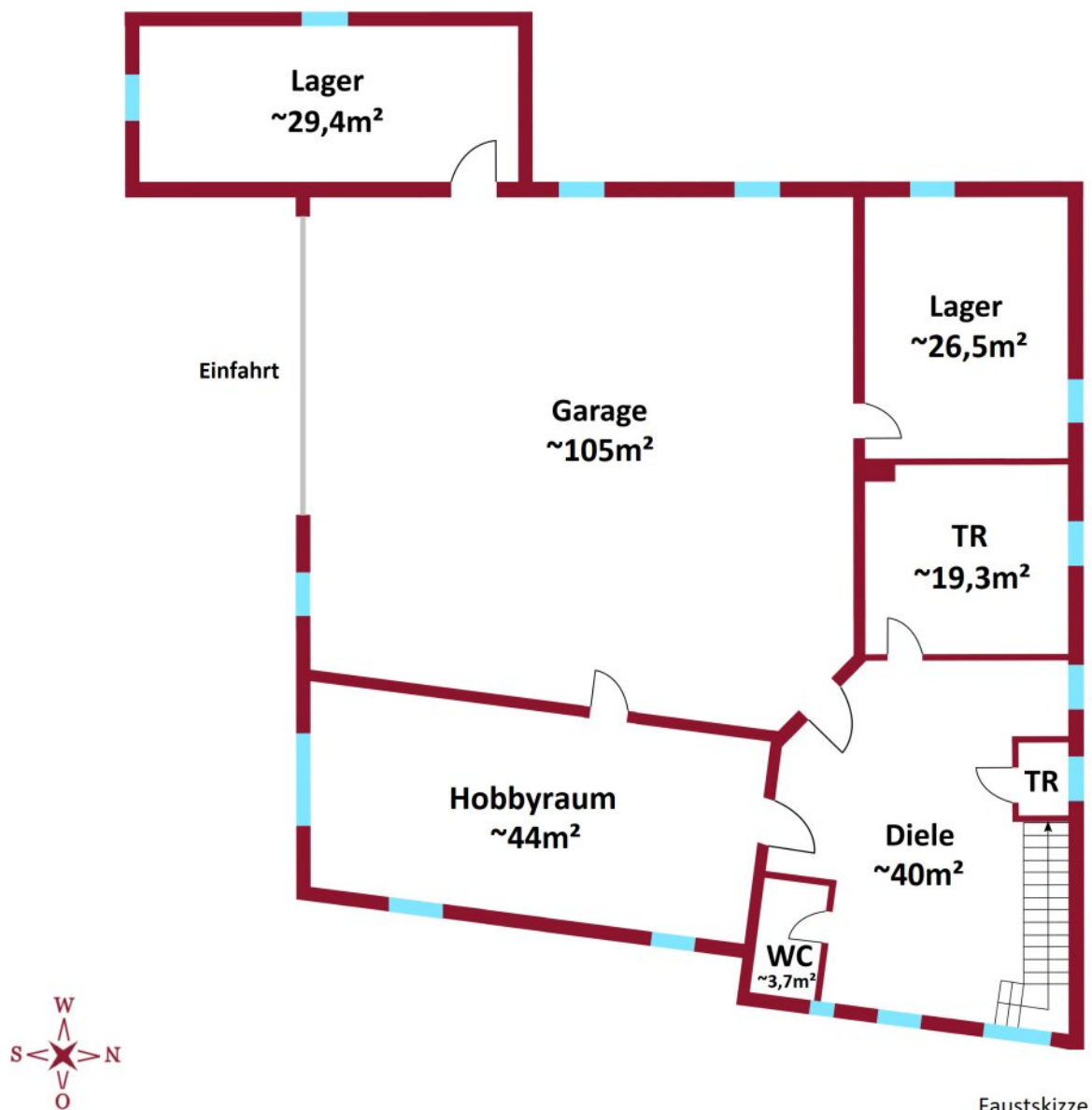






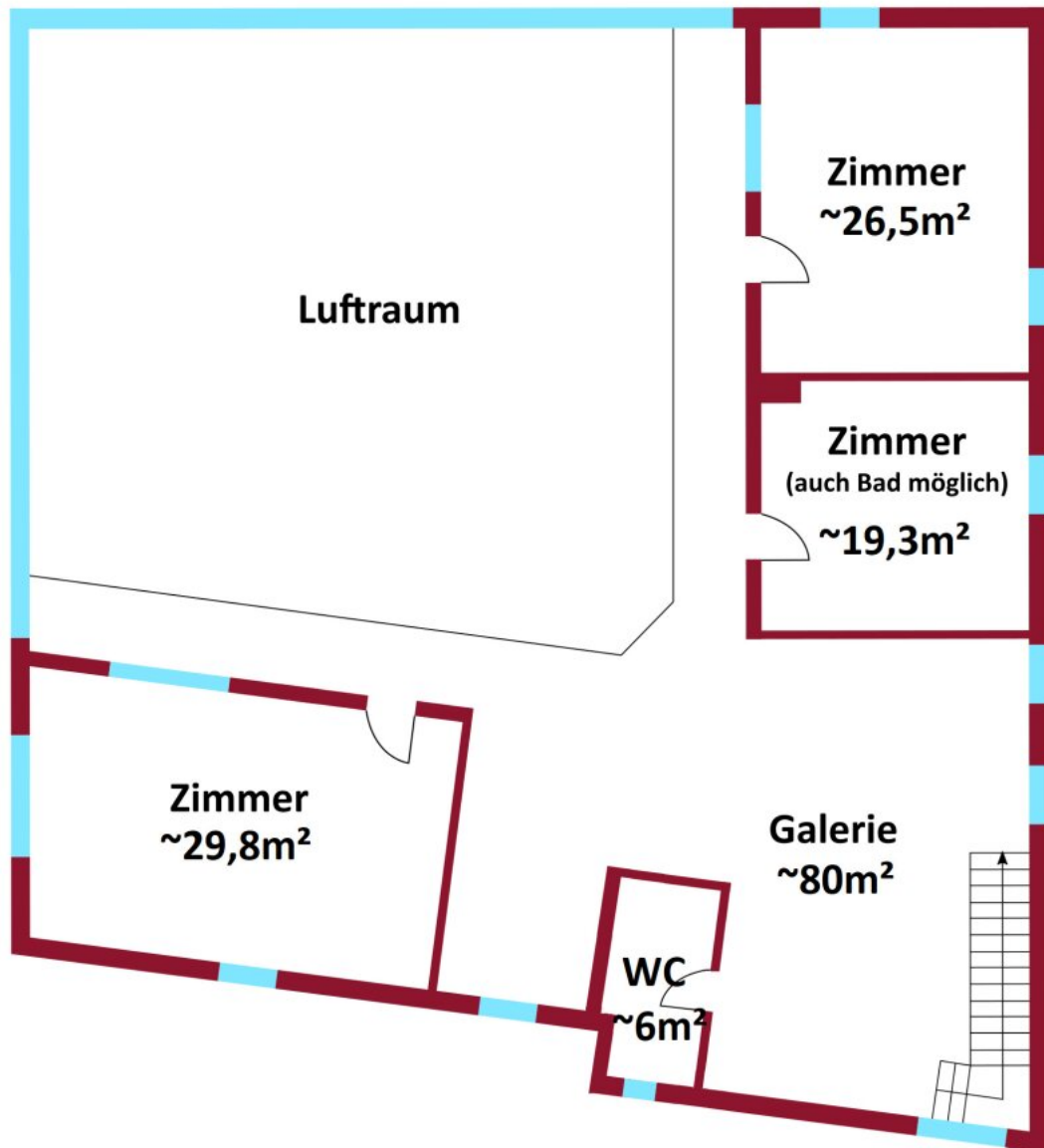


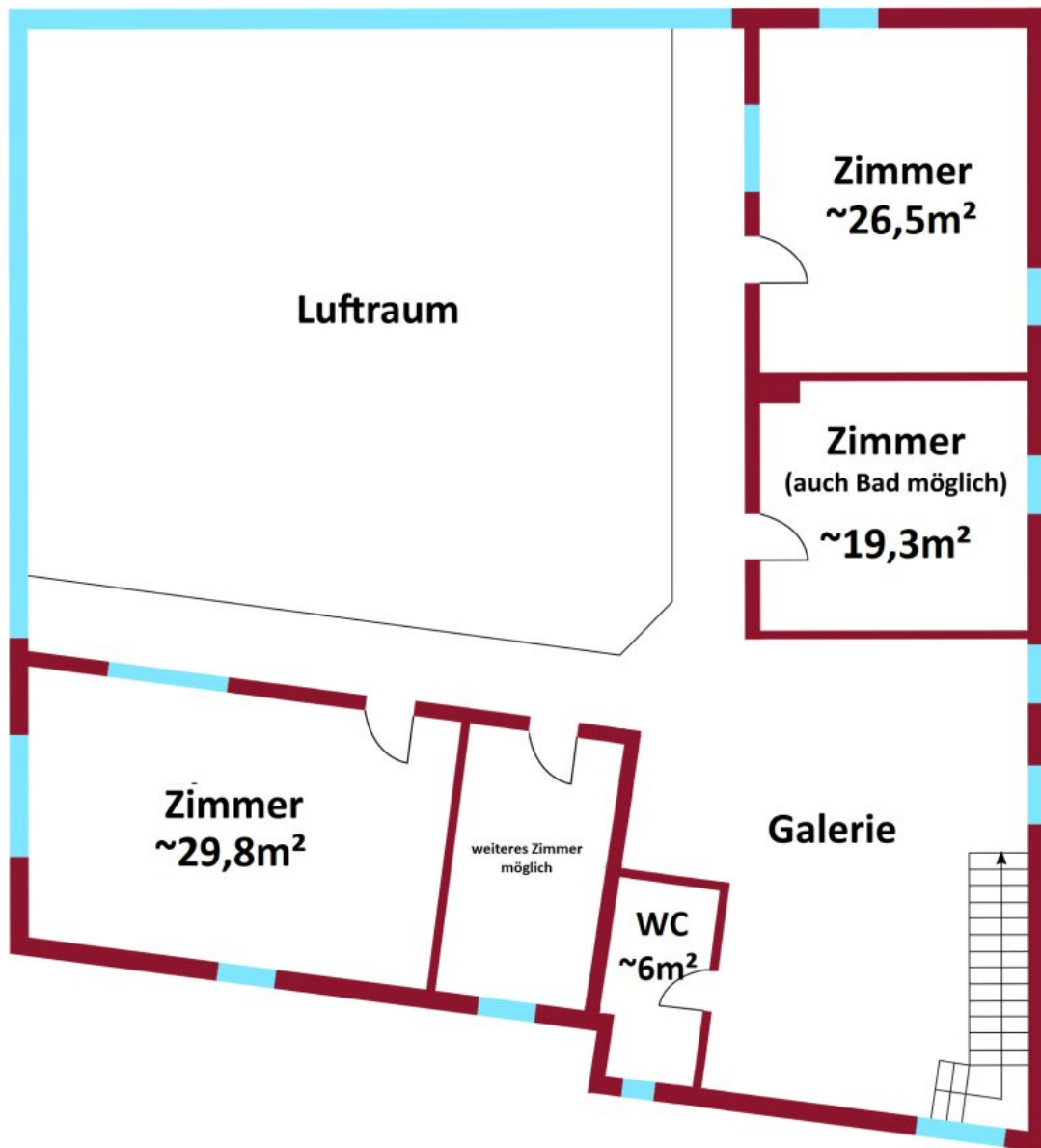




Faustskizze







Alternativplan

Objektbeschreibung

THE GLASS HOUSE – Living under the open sky!

From the moment you enter this **extraordinary property**, prepare to be amazed!

A **perfect blend of luxury, style, and sophistication** is reflected in the **extravagant and airy open-concept design of this exclusive residence**.

The **fully glazed and open-plan living area** creates a **unique atmosphere with that special something** – embodying a **true sense of freedom**.

Bring nature into your home! In the colder winter months, enjoy a **cozy and inviting ambiance beneath the snow-covered glass roof**.

During the warmer seasons, the **home's incredible charm is elevated by the wide terrace doors, seamlessly extending your living space outdoors**.

ATTENTION CAR LOVERS!

Finally – a **private garage** where all your prized vehicles have room to shine.

With approx. **105 m²**, there's space for up to **6 cars** – and **additional parking is available on the property outside** the garage.

The living space is spread over **two floors**, totaling a well-structured **approx. 398 m²**, and begins on the **ground floor** with an impressive entrance hall, where a stylish open staircase serves as a central design feature connecting both levels as well as the basement.

Room layout at a glance:

Ground Floor:

- Inviting open entrance hall
- Stunning glazed living room with multiple exits to the terrace and garden

- Spacious, fully equipped kitchen with branded appliances
- 2 bedrooms
- Stylish daylight bathroom with bathtub, modern walk-in shower, and double washbasin
- Separate WC with hand basin

Upper Floor:

- Generously sized foyer with access to the gallery
- 3 spacious rooms, one of which could be converted into a bathroom due to existing plumbing connections
- Separate WC with space for an additional shower

There is also the **possibility of gaining an additional room** on the upper floor through minor adaptation work.

Our alternative floor plan provides an overview of this option.

With an impressive **usable floor area of approx. 268 m²**, the basement level includes the following areas:

- Entrance area
- Garage

- 2 separate rooms
- Laundry room
- Storage room
- WC with hand basin

Highlights at a glance:

- Unique architectural design
- Private and hidden from view
- Glazed living room
- Beautiful covered terrace and spacious garden
- Garage for up to 6 cars
- Heated rooms in the basement
- Underfloor heating
- Each living space has its own room thermostat
- Elegant natural stone flooring

- Multi-glazed windows
- Electric external blinds
- Thermal insulation facade
- Alarm system
- Water softening system

According to HORA data (Natural Hazard Overview & Risk Assessment Austria), the house is **not located in a flood risk area**.

Location:

The house is located in **Stockerau**, which impresses with its **proximity to Vienna, excellent transport connections, and well-developed infrastructure**.

Thanks to the **outstanding accessibility**, you can reach **Vienna in just ~15 minutes by car**.

The quick access to the **A22 motorway** also makes it easy to reach **Vienna International Airport** by car.

Shops for **daily needs, doctors, and pharmacies** are available in the immediate vicinity.

The **town center** is just a few minutes away and offers a wide range of **restaurants and cafés**.

A variety of **leisure and recreational activities** can be found nearby, such as the **recreation center** (with outdoor pool, indoor pool, and ice rink), the **Spillern Golf Club**, the **“Alte Au” sports center**, and the beautiful **Stockerauer Au** with its cycling and hiking trails.

Billa Plus approx. 1.1 km

Lidl approx. 1.2 km

Hofer approx. 1.3 km

A22 motorway approx. 2.4 km

Stockerau train station approx. 2.4 km

For further questions or to arrange a flexible viewing appointment, please contact **Ms. Maja Arsic** at +43 699 180 47 130

www.ringsmuth-immobilien.at

Errors and changes excepted.

Hinweis gemäß Energieausweisvorlagegesetz: Ein Energieausweis wurde vom Eigentümer bzw. Verkäufer, nach unserer Aufklärung über die generell geltende Vorlagepflicht, sowie Aufforderung zu seiner Erstellung noch nicht vorgelegt. Daher gilt zumindest eine dem Alter und der Art des Gebäudes entsprechende Gesamtenergieeffizienz als vereinbart. Wir übernehmen keinerlei Gewähr oder Haftung für die tatsächliche Energieeffizienz der angebotenen Immobilie.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <1.000m

Klinik <1.500m

Krankenhaus <2.500m

Kinder & Schulen

Schule <500m

Kindergarten <1.000m

Universität <1.500m

Höhere Schule <1.500m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <500m

Verkehr

Bus <500m

U-Bahn <1.500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <1.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap