

**++ Top Location – Only 10 Minutes South of Vienna | MB
IMMOBILIEN ++**



Objektnummer: 4511

Eine Immobilie von Michael Bajer Immobilien

Zahlen, Daten, Fakten

Art:	Haus - Reihenhaus
Land:	Österreich
PLZ/Ort:	2393 Sittendorf
Baujahr:	2023
Zustand:	Neuwertig
Alter:	Neubau
Nutzfläche:	208,00 m²
Zimmer:	4
Bäder:	2
WC:	2
Terrassen:	1
Stellplätze:	3
Garten:	240,00 m²
Keller:	71,00 m²
Heizwärmebedarf:	A 32,00 kWh / m² * a
Kaufpreis:	850.000,00 €

Ihr Ansprechpartner

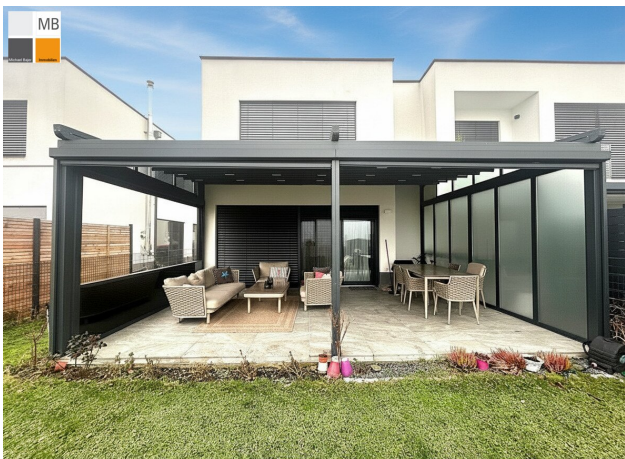


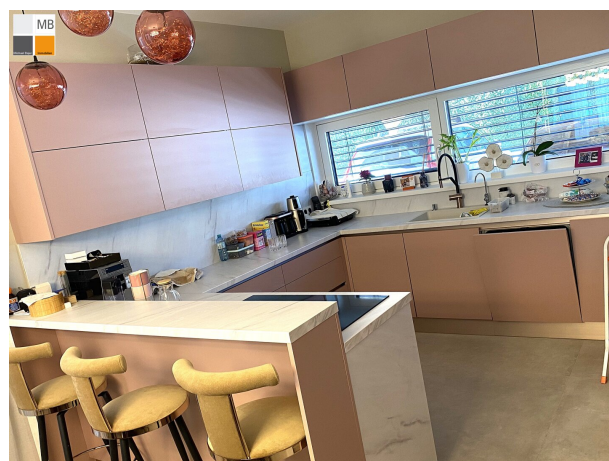
Roswitha Adler

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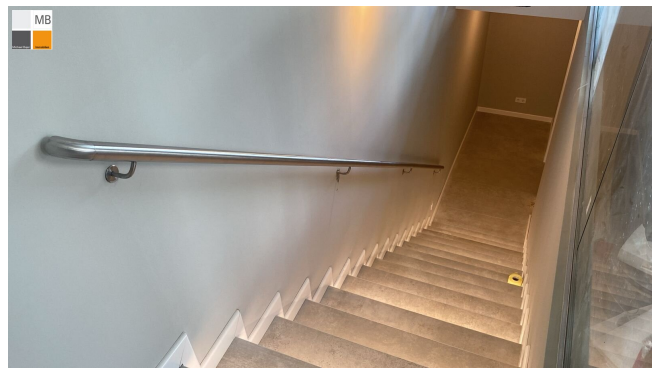
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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.











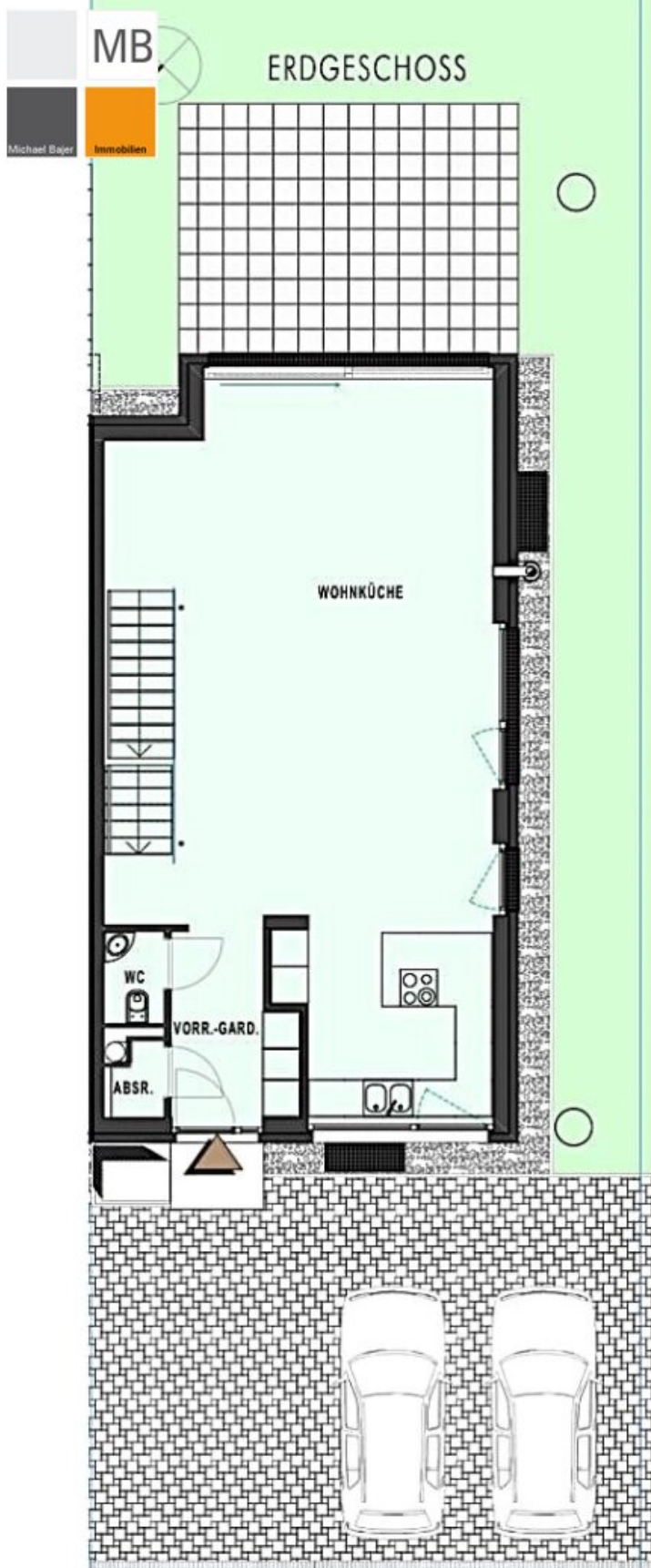


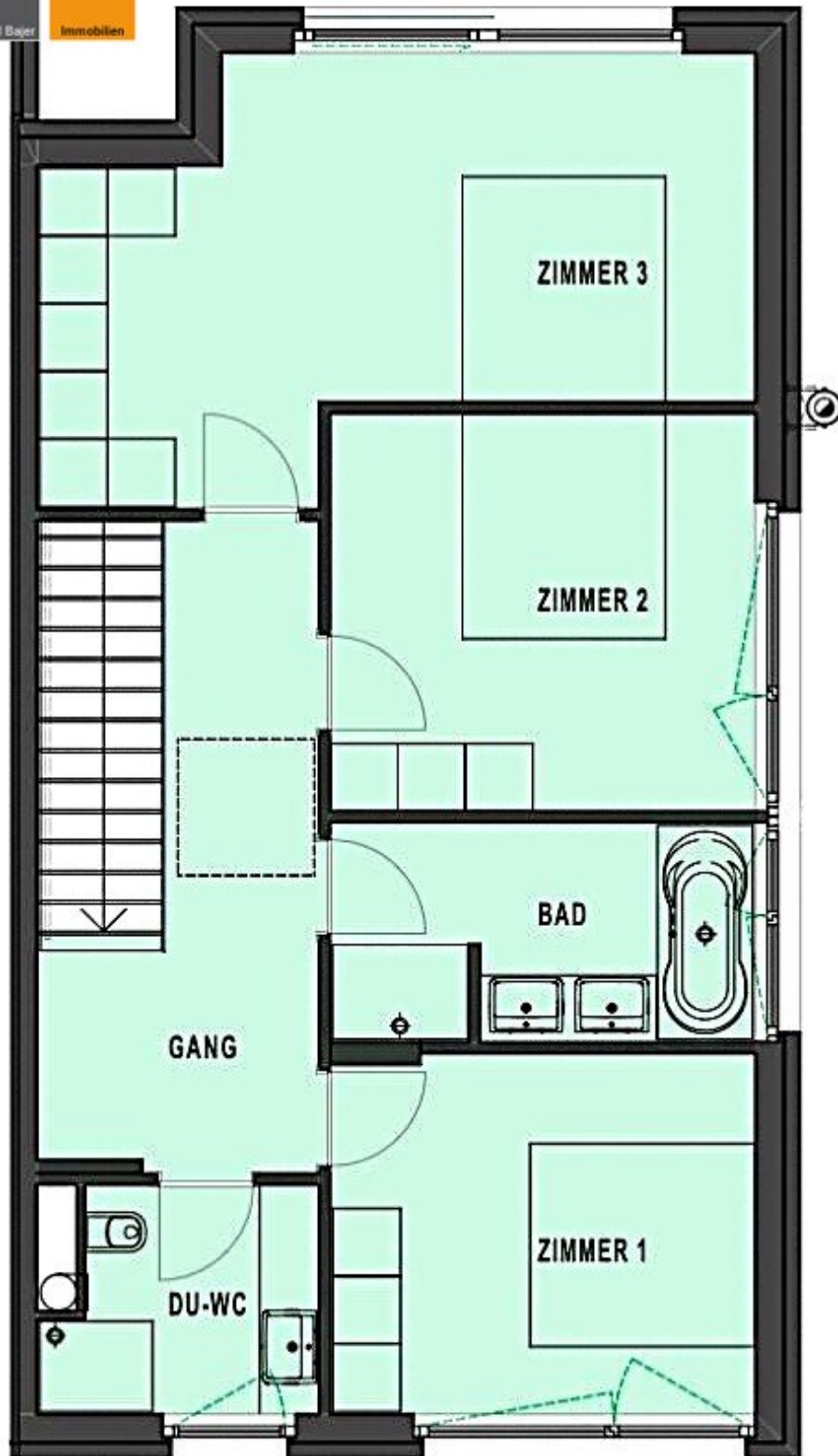
Sie haben
eine Immobilie
zu verkaufen?

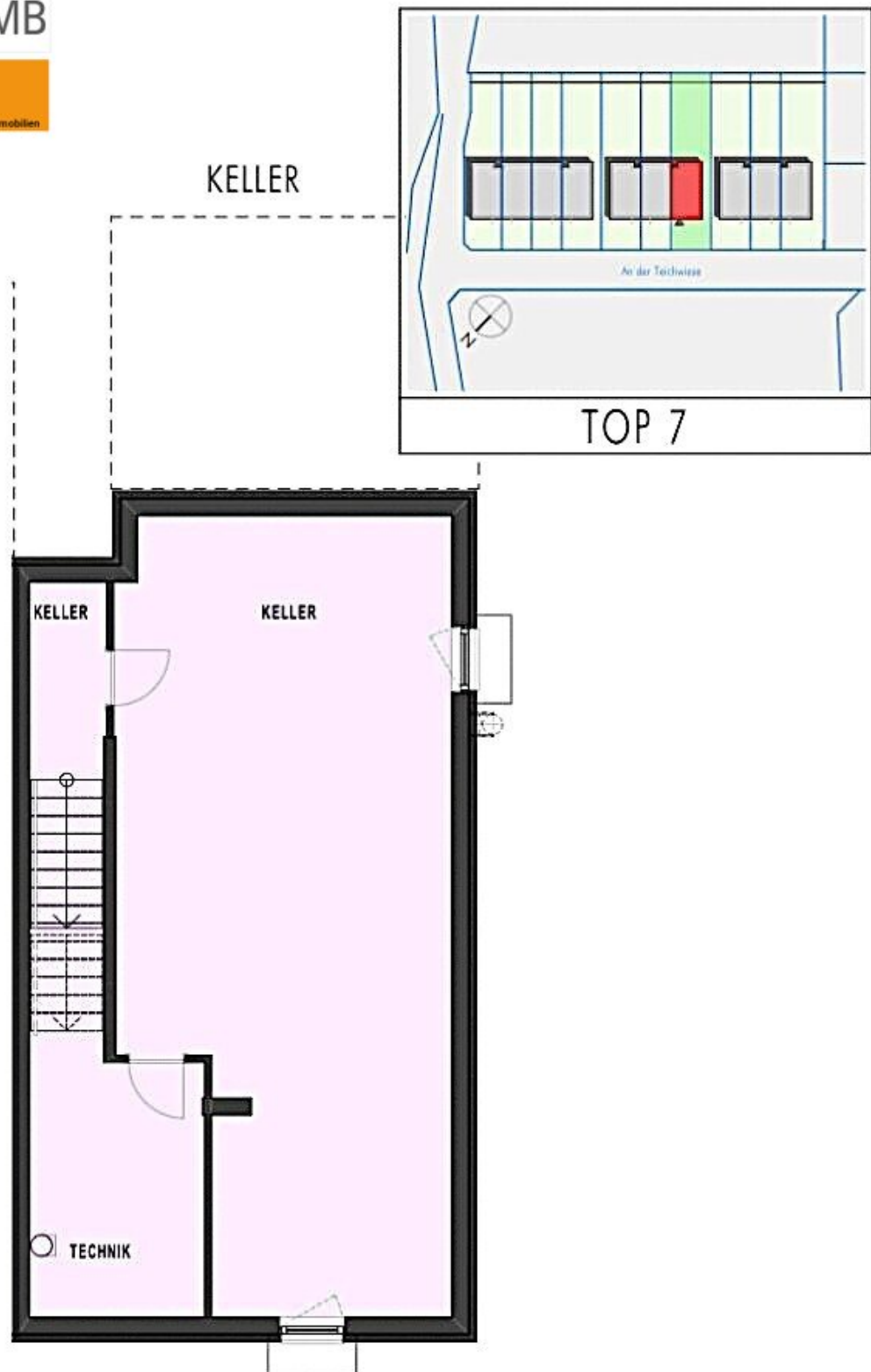
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Meine Leistung – Ihr Gewinn!







Objektbeschreibung

Modern Luxury Family Home near Vienna – High ceilings, Energy?efficient & sunny Location

Step inside and instantly feel the difference. This like?new, highly energy?efficient terraced house with 2.70 m ceilings and luxurious finishes offers modern comfort and a warm family atmosphere.

Bright Ground Floor – Open?Plan Living

A light?filled space where kitchen, dining and living blend seamlessly into one inviting area.

Upper Floor – Ideal Family Layout

- Master bedroom
- Two children's rooms
- Two elegant bathrooms with bathtub, walk?in shower, double washbasin and WC

Spacious Basement – 2.60 m Ceiling Height

Perfect for a home cinema, fitness area, storage and laundry.

Sunny, peaceful setting with green views in a charming community of 10 modern homes. Nature at your doorstep: meadows, fields and the Wienerwald Biosphere Reserve. Excellent infrastructure: buses to Liesing and Mödling, primary school with afternoon care, and full amenities in Gaaden (2 km).

Low Monthly Costs!

- Operating costs: approx. EUR 95
- Electricity & heating: approx. EUR 150 for all three floors at 24°C

A rare combination of luxury, energy efficiency and family?friendly living close to Vienna.

? Highlights & Features:

? Insect screens on all windows and terrace doors, plus electric external blinds for

maximum comfort

- ? Underfloor heating on all three levels powered by an efficient air-to-water heat pump**
- ? Flush solid wood doors with concealed hinges – premium design in every detail**
- ? Practical laundry chute directly to the basement laundry room**
- ? Prepared for fireplace, photovoltaic system and air-conditioning – future-proof and sustainable**
- ? Beautiful covered terrace with electric insect screens and privacy protection**
- ? Fiber-optic internet for seamless home-office; cable TV already installed**
- ? Smart home BUS system for intelligent control of lighting, heating and security**
- ?? Thoughtful room layout with sunny terrace and private garden**
- ? Three parking spaces directly in front of the house – with high-voltage connection for e-cars**
- ? Self-draining outdoor water tap – practical in every season**
- ? Modern designer kitchen with high-quality appliances, elegant finishes and clever storage solutions – the heart of the home**

? Book your private viewing and experience the exceptional quality of this home firsthand.

Available almost anytime – flexible and spontaneous appointments possible.

Roswitha Adler

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We point out our economic relationship with the seller and our activity as a dual agent. All information is based on details provided by third parties, especially the owners, and is therefore without guarantee.

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Infrastruktur / Entfernungen

Gesundheit

Arzt <3.000m
Apotheke <6.000m
Klinik <7.500m
Krankenhaus <7.500m

Kinder & Schulen

Schule <500m
Kindergarten <3.500m
Höhere Schule <3.500m
Universität <3.500m

Nahversorgung

Supermarkt <4.000m
Bäckerei <4.000m
Einkaufszentrum <10.000m

Sonstige

Bank <3.500m
Geldautomat <3.500m
Post <3.500m
Polizei <6.000m

Verkehr

Bus <500m
Straßenbahn <9.000m
Autobahnanschluss <1.500m
Bahnhof <9.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap