

**Modern Living in Breitenlee near bathing pond  
Hirschstetten !!!**



Hausansicht (Gartenseite)

**Objektnummer: 6451/177**

**Eine Immobilie von WVV Immobilien GmbH**

## Zahlen, Daten, Fakten

|                               |                                         |
|-------------------------------|-----------------------------------------|
| Art:                          | Wohnung                                 |
| Land:                         | Österreich                              |
| PLZ/Ort:                      | 1220 Wien                               |
| Baujahr:                      | 2008                                    |
| Zustand:                      | Modernisiert                            |
| Möbliert:                     | Voll                                    |
| Alter:                        | Neubau                                  |
| Wohnfläche:                   | 90,60 m <sup>2</sup>                    |
| Zimmer:                       | 4                                       |
| Bäder:                        | 1                                       |
| WC:                           | 1                                       |
| Keller:                       | 11,40 m <sup>2</sup>                    |
| Heizwärmebedarf:              | <b>C</b> 44,80 kWh / m <sup>2</sup> * a |
| Gesamtenergieeffizienzfaktor: | <b>B</b> 0,91                           |
| Kaufpreis:                    | 649.000,00 €                            |
| Betriebskosten:               | 139,80 €                                |
| USt.:                         | 15,66 €                                 |
| Provisionsangabe:             |                                         |

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner



**Kristian ZIMMERMANN**

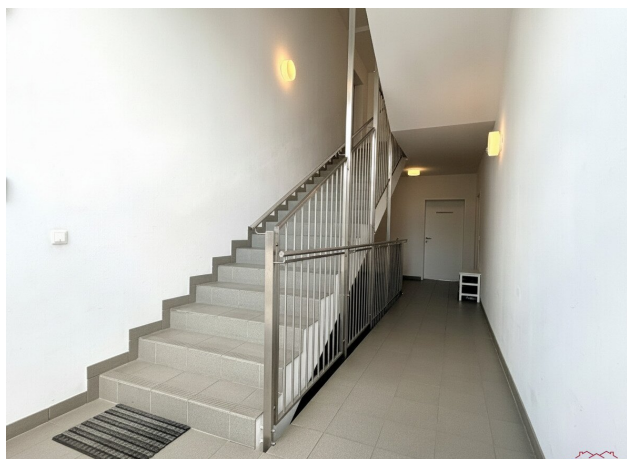
WV Immobilien GmbH  
Tuchlauben 11/2/13-14





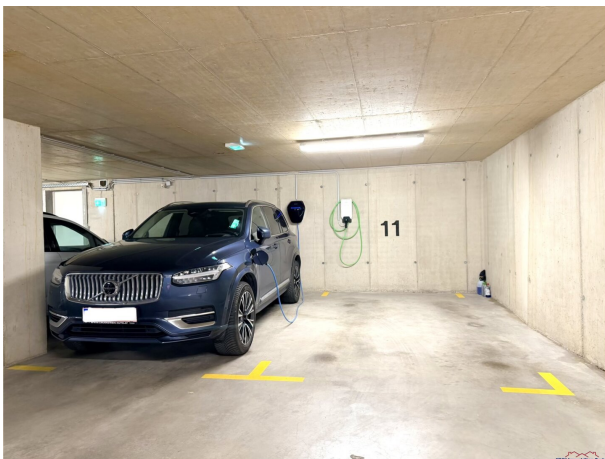




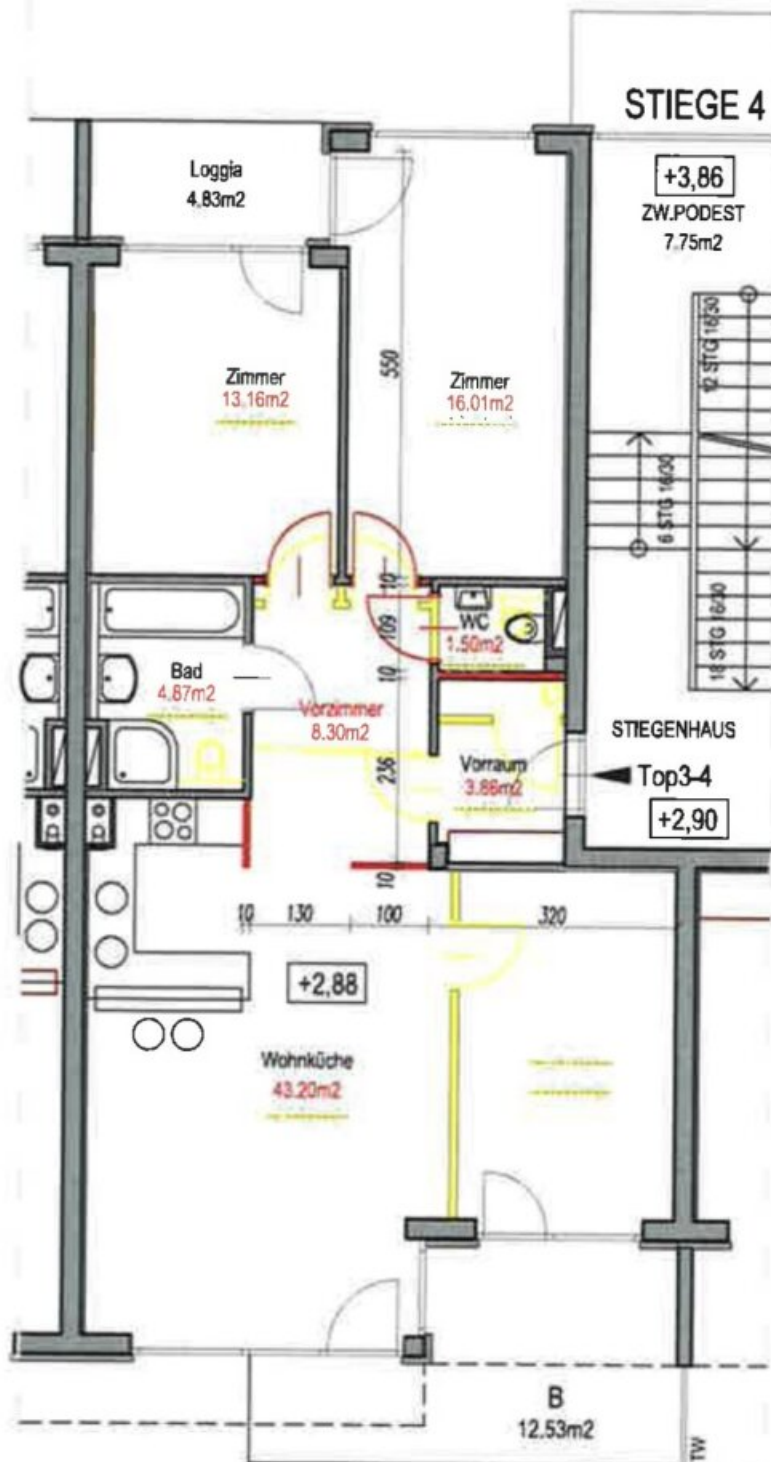




WV Immobilien GmbH



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## Objektbeschreibung

Freely financed modern residential building complex (Built in: 2008 - Developer: HARING Group Bauträger GmbH):

**Located on the 1st floor of a very well-maintained new building, this high-quality equipped 3 or 4-room apartment with a living area of approximately 90,60 m<sup>2</sup> and 2 loggias with about 17,36 m<sup>2</sup>, as well as a green view and quiet location. The beautiful domicile is ideal for families or couples who value high-quality furnishings, comfort, and living quality.**

The spacious entrance hall impresses with designer furniture, custom-built wardrobes that offer plenty of storage space, and are perfectly integrated into the living concept.

The modern bathroom is equipped with a bathtub, glass shower, washbasin, and a MIELE-washer-dryer; directly opposite is a separate toilet with a hand washbasin.

A particularly large cellar compartment offers additional storage and is also excellent as a hobby room or workshop.

The entire property meets the latest new-build standards and impresses with high-quality materials in first-class execution.

The modern fitted kitchen is a highlight for cooking enthusiasts and creates, together with the open living and dining area, the communicative heart of the apartment.

The originally planned third bedroom was opened up in favor of a spacious living and kitchen area, making it easy to restore a further room if needed.

Two comfortable bedrooms complete the well-thought-out room concept. The master bedroom features a large TEMPUR-double bed and a high-quality dresser, while the second bedroom is furnished as a study with a spacious wardrobe. Both bedrooms offer direct access to one of the two loggias.

Furthermore, the apartment is equipped with underfloor heating, which can be digitally adjusted for each room and is connected to a modern central heating system.

The exclusive furnished apartment is presented in an exceptionally well-maintained condition and gives the impression of a first occupancy. The living room and bedroom are additionally equipped with individually adjustable SAMSUNG split air conditioners.

**The current condominium used to have 4 rooms and was converted into 3 rooms, with**

the following features:

- Fitted kitchen with designer extractor hood and top-brand appliances (DAN and MIELE)
- High-quality furniture (HÜLSTA, TEAM 7, TEMPUR, JOOP, Dieter KNOLL, etc.)
- Elegant porcelain stoneware on the living floors, both loggias, as well as in bathroom and toilet (BREITWIESER)
- Exquisite walnut parquet floors in the two bedrooms
- Floor-to-ceiling large aluminum plastic insulated glass windows with triple glazing, electric external blinds, interior blinds, and insect screens
- Underfloor heating (individually digitally adjustable)
- Bathroom with bathtub, glass shower, washbasin, and towel dryer as well as MIELE washer-dryer
- Top sanitary equipment (GROHE and VILLEROY & BOCH)
- Built-in wall cabinets with ample storage space
- Alarm system and video intercom
- Solid security door with additional bars and security locks
- 2 air conditioning units (SAMSUNG-split systems)
- 2 balconies or loggias

- **1 large cellar compartment**
- **Community garden**
- **Several bicycle and stroller storage rooms**
- **Free access to bathing pond and flower gardens in Hirschstetten**

An **underground parking space** with a **private e-charging station** can be purchased separately with the apartment (purchase price: **EUR 30.000,--**).

The monthly **operating cost estimate** for the apartment is:

Operating costs for the apartment including reserve fund and VAT: **EUR 243,15**

Operating costs for garage including reserve fund and VAT: **EUR 15,43**

The buildings repair fund reserve as of 31.12.2025 is: **EUR 224.059,76**

**Heating, electricity, and hot water:** Individual billing according to consumption!

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

Der Vermittler ist als Doppelmakler tätig.

## **Infrastruktur / Entfernungen**

### **Gesundheit**

Arzt <500m

Apotheke <1.000m

Klinik <1.000m

Krankenhaus <4.000m

### **Kinder & Schulen**

Schule <1.000m

Kindergarten <1.000m

Universität <3.500m

Höhere Schule <3.500m

**Nahversorgung**

Supermarkt <500m

Bäckerei <1.000m

Einkaufszentrum <2.000m

**Sonstige**

Bank <1.500m

Geldautomat <1.000m

Post <1.500m

Polizei <1.500m

**Verkehr**

Bus <500m

U-Bahn <2.000m

Straßenbahn <1.000m

Bahnhof <2.000m

Autobahnanschluss <1.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap