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#0001008353

MODERN – NACHALTIG WOHNEN in attraktiver Lage und hervorragender Anbindung, nächstgelegen U1 Station -

1220 Wien

Purchase price:	from 462.700,00 €
Rooms:	2

YOUR CUSTODIAN

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DESCRIPTION

In Vienna's rapidly developing 22nd district, Am Langen Felde 24 is setting new standards for modern living – harmoniously combining quality of life, sustainability, and urban comfort. The ready-to-move-in condominiums impress with intelligent architecture, premium finishes, and a location that perfectly connects city life with nature.

The nearby Alte Donau, Lobau, Blumengärten, and Badeteich Hirschstetten offer a wide range of recreational opportunities and relaxation amid nature. At the same time, the quiet, almost village-like surroundings provide a welcome retreat from the vibrant pulse of the city.

Public transport connections are excellent: the U1 Kagraner Platz station, tram line 26, and bus lines 22A and 24A are all just a few minutes' walk away, ensuring quick and easy access to the city center. Shops for daily needs, schools, kindergartens, and the nearby Donauzentrum shopping mall complete the exceptional infrastructure.

Awarded the ÖGNI Pre-Certificate in Gold, ALF 24 stands for sustainable, energy-efficient living. District heating, photovoltaic systems, and advanced building technology make this project a future-proof investment – climate-friendly, durable, and elegantly designed.

With a thoughtful mix of owner-occupied and investment apartments, the project creates living spaces for people of all ages and lifestyles – a home that grows with its residents.

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UNITS

Number	Area	Rooms	Price
Stair 2, Top 5	72,76 m²	3	528.200,00 €
Stair 2, Top 22	105,09 m²	4	798.000,00 €
Stair 2, Top 23	71,41 m²	2	521.000,00 €
Stair 3, Top 3	63,90 m²	3	463.200,00 €
Stair 3, Top 9	63,90 m²	3	454.900,00 €
Stair 3, Top 18	73,52 m²	3	509.000,00 €
Stair 3, Top 23	70,63 m²	2	513.800,00 €
Stair 4, Top 4	62,84 m²	3	462.600,00 €
Stair 4, Top 10	76,63 m²	3	548.200,00 €
Stair 4, Top 17	73,25 m²	3	508.000,00 €
Stair 4, Top 21	116,85 m²	4	868.000,00 €
Stair 4, Top 22	67,07 m²	2	525.190,00 €

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium in Founding
Year of construction	2024
Construction status	Finished
Heating	District Heating: District Heating

AREAS

Living Area	ca. 48 sqm
Loggia Area	ca. 5 sqm
Balcony Area	ca. 1 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	31.03.2022
Valid until	30.03.2032
HWB-Value	21,70
HWB Class	A
fGEE Value	0,75
fGEE Class	A

SEGMENTATION

Total Rooms	2
Floors	2
Bathrooms	1
Toilets	1
Bedrooms	1
Loggias	1
Balconies	1

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	348.600,00 €
Parking space buy price	32.490,00 €

TOTAL

Total buy price	381.090,00 €
Commission Buy - Customer	Without commission

SIDECOSTS

Purchase tax percent	3,5%
Land register entry percent	1,1%

Car parking space: EUR 32,490

The monthly costs will be disclosed upon request.

INFRASTRUCTURE AND SURROUNDING

The property is located in Vienna's 22nd district, **Donaustadt**, in the northeastern part of the city, at **Am Langen Felde 24**. The surrounding area is characterized by a quiet, well-maintained residential setting with an increasing presence of modern developments.

Public transport connections are excellent: the **U1 underground line** (stations "Kagraner Platz" or "Kagran") as well as several **bus lines** (e.g., 22A, 24A) can be reached within a few minutes and offer direct access to the city center. The **tram line 26** is also nearby, providing convenient connections within Donaustadt.

The **infrastructure** is outstanding: in the vicinity there are numerous shopping facilities (such as the **Donau Zentrum**, supermarkets, pharmacies, and banks), as well as kindergartens, schools, and medical services. Recreation areas such as the **Old Danube (Alte Donau)**, **Donaupark**, and the **Danube Island** are only a few minutes away by car, offering a wide range of leisure and sports activities.

Overall, the location combines **high residential quality** with **excellent accessibility** and **first-class local amenities** – ideal for families, commuters, and anyone who values a balanced blend of urban life and nature.

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GALLERY

LINKS AND DOWNLOADS

More information

Geschoßpläne Am Langen Felde 24, 1220 Wien