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Maklerservice & Bewertung

Neubau-Erstbezug! 2-Zimmer-Eigentumswohnung mit Balkon – Provisionsfrei

1210 Wien



Purchase price:	275.000,00 €
Living Area:	49,92 m ²
Rooms:	2

YOUR CUSTODIAN



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DESCRIPTION

Modern 2-Room Apartment in 1210 Vienna – Your New Home!

This well-designed 2-room apartment offers a smart layout with optimal space utilization across **49,92 m² of living space**. Relax on the **4,75 m² balcony** and enjoy the view – perfect for cozy outdoor moments.

Located on the 5th floor (with elevator) of a modern new-build in Floridsdorf, you will benefit from excellent infrastructure and outstanding residential quality. With bright rooms, high-quality furnishings, and a peaceful setting, this home combines comfort with urban living.

The **NordGlück** residential project offers 144 modern freehold apartments with 2 to 4 rooms, a sustainable energy concept, excellent public transport connections, and a variety of communal facilities, creating modern living with high quality of life in a well-connected location.

Secure your new home now – we look forward to your inquiry!



FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	2024
Construction status	Finished
Heating	Central Heating: Geothermal Energy
Car Spaces	Open (optional)

AREAS

Living Area	ca. 50 sqm
Balcony Area	ca. 5 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	05.10.2020
Valid until	04.10.2030
HWB-Value (KWh/m ² /a)	23,00
HWB Class	A
fGEE Value	0,72
fGEE Class	A

SEGMENTATION

Total Rooms	2
Bathrooms	1
Toilets	1
Bedrooms	1
Balconies	1



INTERIOR DESCRIPTION

- **Spacious Common Room:** The community room with a kitchen is ideal for meetings and shared breaks with neighbors and friends.
- **Outdoor Spaces:** Each apartment has outdoor areas such as a balcony, terrace, or loggia, offering fresh air, relaxation, and enhanced quality of life.
- **Indoor Climate:** Thanks to the concrete core activation, the indoor climate remains consistently pleasant – efficient, sustainable, and perfectly tempered throughout the year.
- **Stroller Room:** The stroller room provides a secure and practical storage space for strollers.
- **Storage Rooms:** The storage rooms offer secure and convenient space for seasonal items or personal belongings.
- **Underground Parking:** The underground parking garage provides comfortable visitor parking spaces and E-charging stations, perfect for sustainable mobility and stress-free parking for guests and residents.



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	275.000,00 €
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RUNNING COSTS

Running costs	100,86 € incl. 10% VAT
Repair Costs	26,50 € incl. VAT
Other Costs	28,01 € incl. VAT

TOTAL

Total Running Costs	155,37 € incl. VAT
Total buy price	275.000,00 €
Commission Buy	Without commission

SIDECOSTS

Costs for contract	1.8%
Purchase tax percent	3,5%
Land register entry percent	1,1%

ADDITIONAL COSTS

Einlagerungsraum (Once)	1.414,00 € incl. VAT
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The monthly costs consist of:

- the operating costs,
- the operating costs for the storage room,
- the repair reserve,
- and the property management fee.

The operating costs for the storage room amount to 2,40 € gross per month.



INFRASTRUCTURE AND SURROUNDING

The residential construction project is located in the 21st district of Vienna, Floridsdorf, one of the fastest-growing districts of the city. The area combines urban living with spacious green spaces and excellent infrastructure.

Transportation Connections:

Public Transport:

- The **Trainstation Wien Jedlersdorf (R3, R, REX3, S3, S4, S7)** is just a few minutes away, providing a fast connection to the city center.
- **Tram lines 26, 30, and 31**, as well as bus lines 36A and 36B, offer additional mobility options.

Car & Bike:

- The proximity to the **A22 Donauuferautobahn** ensures quick access to other districts and the surrounding area.
- Cycling paths run along the **Marchfeld Canal** and to the **Danube Island**, making it ideal for eco-friendly mobility.

Infrastructure & Local Amenities:

- **Shopping:** Supermarkets, bakeries, and the **Shopping Center Nord (SCN)** are in close proximity.
- **Education & Care:** Numerous kindergartens, schools, and higher education institutions are easily accessible.
- **Healthcare:** Doctors' practices, pharmacies, and health centers provide good medical care.

Leisure & Recreation:

- The **Danube Island** and the **Marchfeld Canal** offer perfect opportunities for sports, walks, and relaxation.
- Several wine taverns (Heurige) in **Jedlersdorf, Stammersdorf, and Strebersdorf** invite for sociable evenings.

INFRASTRUCTURE

Education

< 500m: Städtische Kindergärten



Transport

< 1km: Bahnhof Jedlersdorf

Bahnhof Floridsdorf

Health

Klinik Floridsdorf

Shopping

< 1km: Supermarkt

Shopping Center Nord

Recreation

< 500m: Denglerpark



GALLERY

Mischek M

NordGlück
Kochhaus/Backofen

1210 Wien,
Münzriegel 6

5. OG (Btg 1) TOP 40
Wohnfläche 49,92 m²
Balkon 4,73 m²

3-Zimmer-Wohnung

BAUTRAGEN
Wagner Team Altbau/Genossenschaft
1210 Wien, Simmering-Steinhilber 1
3800 21020 | www.mischek.at





LINKS AND DOWNLOADS

[More information](#)

[05 Energieausweis Stiege 1](#)

[05 Energieausweis Stiege 2](#)

[Verkaufsplaene NordGlueck Stg 1 2025 01 060](#)

[Verkaufsplaene NordGlueck Stg 1 2025 01 060 001](#)

