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Maklerservice & Bewertung

#00010101810103

Helle 3-Zimmer Gartenwohnung - ruhige Wohlfühloase mit großer Terrasse

1110 Wien

Purchase price:	412.600,00 €
Living Area:	61,10 m²
Rooms:	3

YOUR CUSTODIAN

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DESCRIPTION

LIVING IN ROSENGARTEN – Urban. Green. Thoughtfully Designed.

With **ROSENGARTEN** at Lichnowskygasse 26, a modern residential ensemble is being created that combines **urban living with plenty of space and high quality of life**. Located in the pleasant tranquility of Vienna-Simmering, this new construction project offers a versatile home for different stages of life: **from the first dream of home ownership to a home for couples and families, all the way to long-term investment**.

Approximately 150 condominiums with **2 to 4 rooms** impress with thoughtful floor plans, high-quality amenities, and bright, contemporary living spaces. A particular emphasis has been placed on private space: **Each apartment has a balcony, terrace, or private garden**, creating additional room to arrive, relax, and enjoy. Spacious penthouses and garden apartments on the ground floor complement the diverse housing options.

The residential environment is also geared towards a comfortable daily life. A **generously landscaped interior area** with a children's playground creates space for encounters and relaxation, while basement storage, elevators, and an underground garage with e-mobility preparation add extra convenience. High-quality parquet flooring, underfloor heating, external sun protection, and modern security features complete the residential concept.

ROSENGARTEN combines its peaceful residential location with short distances to the city: The **tram lines 11 and 71** are practically on the doorstep, the **Simmering train station** is quickly reachable and offers further connections within Vienna and towards the main station and the airport. **Shopping facilities, educational and childcare institutions, as well as green and recreational areas** are also in the vicinity.

ROSENGARTEN stands for modern living with space, well-connected, thoughtfully planned, and made for those who want to call Vienna home without giving up greenery.

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Construction status	Planned
Construction Completion Date	28.06.2028
Heating	Underfloor Heating: Air Heat Pump

AREAS

Living Area	ca. 61 sqm
Terrace Area	ca. 25 sqm
Garden Area	ca. 78 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	15.03.2024
Valid until	14.03.2034
HWB-Value	25,00
HWB Class	A
fGEE Value	0,68
fGEE Class	A+

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Terraces	1

FEATURES

Special configuration	Accessible, Elevator, Roller Shutter
Condition	First Use

Age	New Building
Floor	Parquet, Stone, Flagstone

INTERIOR DESCRIPTION

- High-quality parquet flooring
- High-quality plastic windows with aluminum cladding
- Comfortable underfloor heating, including summer cooling function
- Electrically controlled Venetian blinds or roller shutters
- White wooden doors
- Burglar-resistant entrance doors
- Video intercom system
- Environmentally friendly geothermal energy use
- All apartments with outdoor spaces
- Basement storage unit
- Underground garage with e-mobility infrastructure pre-installed

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	412.600,00 €

TOTAL

Total buy price	412.600,00 €
Commission Buy - Customer	Without commission

An optional garage parking space can be purchased.

Purchase price for owner-occupiers: EUR 22.000,-

Purchase price for investors: EUR 20.200,- plus 20% USt.

INFRASTRUCTURE AND SURROUNDING

The residential location at Lichnowskygasse 26 offers an exceptional combination of a quiet, green setting in Vienna's emerging 11th district and immediate access to public transportation, with tram lines 11 and 71 right at the doorstep. Schools, daily amenities, and recreational as well as green areas are all within close reach. The new development stands out for its sustainable construction and contemporary features. ideal for discerning residents seeking high-quality living with strong urban connectivity.

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GALLERY

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LINKS AND DOWNLOADS

More information

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