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Ihr Refugium im Dachgeschoss – sonnig & moderne 2-Zimmer-Terrassenwohnug

1210 Wien

Purchase price:	379.000,00 €
Living Area:	50,74 m²
Rooms:	2

YOUR CUSTODIAN

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DESCRIPTION

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

This compact 2-room apartment offers **50.74 m² of living space** with a well-thought-out layout and modern features. The **9.74 m²** south-facing **terrace** lets you enjoy the sun from morning until evening – perfect for relaxing and spending cozy moments outdoors.

Das.Schmuckstück – Your New Home in 1210 Vienna

In the up-and-coming Donaufeld district of Vienna-Floridsdorf, Das.Schmuckstück is taking shape – a modern residential project with 27 privately financed units. The 2- to 4-room apartments, ranging from approx. 47 to 94 m², impress with well-designed layouts, bright living spaces, high-quality finishes, and private outdoor areas such as balconies, terraces, or private gardens. Purchase prices start at € 350,000.

The location combines peace, green space, and recreation with vibrant city life. Schools, shopping opportunities, and public transport are all within walking distance. Sports and leisure enthusiasts benefit from the Danube waterfront, cycling paths, and diverse recreational areas in the vicinity.

Particular emphasis is placed on sustainability: a photovoltaic system, an energy-efficient air-to-water heat pump, landscaped green outdoor spaces, and preparation for e-mobility ensure future-oriented living.

Das.Schmuckstück – Living with quality, sustainability, and a true feel-good factor.

<u>Sustainability & Responsibility</u>

This project not only creates new living space but also makes a sustainable contribution to urban development:

- Energy-efficient **air-to-water heat pump**
- **Photovoltaic** system on the roof
- **Preparation for e-mobility**
- **Landscaped outdoor areas** with **surrounding tree lines**
- Collaboration with **renowned architects** and **local construction companies**

Energy Performance Certificate (as of 07.12.2022):

• HWB Ref.SK: 27.9 kWh/m²a – corresponds to energy classification B
• fGEE SK: 0.72 – corresponds to energy classification A

Features – Noticeable Comfort

• Open-plan living and dining areas with access to balconies, terraces, or gardens
• Bright, light-filled rooms
• Triple-glazed aluminum-plastic windows, partly floor-to-ceiling
• Remote-controlled exterior shading
• Real wood parquet flooring in plank design in all living areas
• Underfloor heating
• High-quality porcelain stoneware in bathrooms
• Modern branded sanitary fixtures with bathtub or walk-in shower
• Burglar-resistant apartment entrance doors

Das.Schmuckstück – Living with quality, sustainability, and a true feel-good factor.

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	2025
Construction status	Finished
Construction Completion Date	31.12.2025
Heating	Underfloor Heating: Air Heat Pump
Car Spaces	18 x Garage

AREAS

Living Area	ca. 51 sqm
Terrace Area	ca. 10 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	03.08.2022
Valid until	02.08.2032
HWB-Value	27,90
HWB Class	B
fGEE Value	0,72
fGEE Class	A

SEGMENTATION

Total Rooms	2
Bathrooms	1
Toilets	1
Bedrooms	1
Terraces	1

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	379.000,00 €	

RUNNING COSTS

Running costs	119,13 €	incl. 10% VAT
Repair Costs	8,55 €	incl. VAT

TOTAL

Total Running Costs	127,68 €	incl. VAT
Total buy price	379.000,00 €	
Commission Buy - Customer	Without commission	

SIDECOSTS

Costs for contract	1,2% des KP zzgl. pauschal EUR 1.500,-- bei Fremdfinanzierung zzgl. Barauslagen & USt.	
Purchase tax percent	3,5%	
Land register entry percent	1,1%	

The underground parking space is offered at a price of EUR 28.000.

Purchase is intended for buyers of 3- and 4-room apartments.

A total of 18 parking spaces are available.

INFRASTRUCTURE AND SURROUNDING

From the project, public transport stops can be reached in only about 6 minutes on foot, and the Floridsdorf transport hub in around 10 minutes.

The underground (U1, U6), suburban railway, as well as numerous bus and tram lines (direct bus lines 29A & 29B, tram lines: 25 & 26), ensure quick accessibility throughout Vienna. The Danube Bank Motorway (A22) also runs through the district.

Shops for daily needs, medical care (e.g. Floridsdorf Clinic), shopping centers, as well as schools and further educational institutions make the location particularly attractive.

From your new home, you can reach the Old and New Danube, the Floridsdorf Water Park, or the Danube Park in just a few minutes by bike. Sports and swimming facilities such as the Floridsdorf Bath are also close by.

Traditional events such as the Leopoldau Harvest Festival or the wine festivals in Stammersdorf are fixtures in the annual calendar. With the nearby tram line 26, you can even get directly to the popular “Vienna Wine Hiking.” For nature lovers, the Bisamberg and numerous educational trails on the Danube Island and in the Lobau invite you to explore.

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GALLERY

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LINKS AND DOWNLOADS

More information

Quarzweg

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