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Maklerservice & Bewertung

Jetzt Early-Bird sein: Großzügige Gartenwohnung mit 107 m² Eigengarten und Terrasse

7111 Parndorf



Purchase price:

539.000,00 €

Living Area:

90,62 m²

Rooms:

3

YOUR CUSTODIAN



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DESCRIPTION

'Am See' – at home by the water, at home in nature.

apartment Top 01 is located on the ground floor of residential building 3, just a few steps from the property's private beach. With approximately 90 m² of living space, the apartment impresses with a clear and functional layout: a spacious living and dining area with an open-plan kitchen, two bedrooms, a bathroom, a separate toilet, and a practical entrance hall. Large windows ensure bright rooms and a modern living ambiance.

The private outdoor area offers special added value: a 20 m² terrace leads directly to the over 107 m² private garden – ideal for relaxing outdoors, social gatherings, or as a play and exercise area. Its location within the project allows you to enjoy the benefits of a quiet, green environment with direct access to the beach path and the recreational quality of the water.

The 'Am See' project in Parndorf is a residential development that combines the tranquillity of nature with modern architecture. Located directly on the waterfront, it offers a variety of living options – from exclusive detached houses with spacious gardens to stylish terraced houses and comfortable flats with balconies or terraces.

The project comprises a total of 35 units, all of which emphasise high-quality fittings, clear architecture and plenty of light. Wood, glass and open floor plans characterise the timeless design. Sustainability is a top priority: energy-efficient construction, klimaaktiv GOLD certification, photovoltaic systems and e-charging stations make the project future-oriented and resource-efficient.

The location is impressive due to its proximity to Lake Neusiedl, charming wineries and numerous leisure activities – from cycling to sailing. At the same time, the transport links are excellent: Vienna and Bratislava are within easy reach, and shopping facilities such as the Designer Outlet Parndorf are in the immediate vicinity.

"Am See" combines a holiday feeling with everyday practicality – a place to live that uniquely combines closeness to nature, mobility, and quality of life.

A total of 24 apartments offer well-thought-out floor plans and modern comforts. With a balcony or terrace as a private retreat in the countryside, this is an ideal home for singles, couples, and anyone who values compact, stylish living. Large windows provide plenty of light and create a pleasant living atmosphere, while the high-quality furnishings represent timeless quality.

The four terraced houses are characterized by their private gardens, two full floors, and bright rooms. They combine privacy with functional living comfort and are particularly suitable for



young families. The open-plan living area on the ground floor invites you to spend time together, while the bedrooms on the upper floor offer peace and quiet – perfectly suited to everyday life.

The seven single-family homes create spacious retreats with plenty of space and privacy. Private plots, all-round lighting, and large gardens offer maximum freedom and diverse design options – ideal for families and nature lovers. Here, living, nature and individuality combine to create a home that leaves room for personal wishes and guarantees long-term value retention.

Immerse yourself in the new living experience and make your dream home come true.



FITTINGS AND PROPERTIES

PROPERTIES

Category	Ground Floor Apartment
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	2026
Construction status	Planned
Construction Completion Date	31.12.2026

AREAS

Living Area	ca. 91 sqm
Terrace Area	ca. 21 sqm
Garden Area	ca. 107 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	01.03.2024
Valid until	28.02.2034

SEGMENTATION

Total Rooms	3
Bathrooms	2
Toilets	2
Bedrooms	2
Terraces	1



INTERIOR DESCRIPTION

Modern timber frame construction with cross-laminated timber ceilings and green flat roof
Sustainability at the highest level: klimaaktiv GOLD certified
Comfortable underfloor heating with air/water heat pump and photovoltaic system
Preparation for air conditioning in all residential units
Elegant wood-aluminium windows with triple glazing and electric blinds
Secure living quality thanks to burglar-resistant doors (RC III) and central locking system
High-quality interior fittings with oak parquet flooring and large-format porcelain stoneware
Comfortable walk-in showers with glass walls, some with additional bathtubs
Private outdoor areas: private gardens, balconies and terraces with stylish design
Future-oriented e-mobility thanks to prepared charging infrastructure and PV system



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	539.000,00 € incl. VAT
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TOTAL

Total buy price	539.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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SIDECOSTS

Purchase tax percent	3,5%
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Land register entry percent	1,1%
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INFRASTRUCTURE AND SURROUNDING

The project Wohnen am See is located in an idyllic, peaceful setting on the eastern outskirts of Parndorf, just a few steps away from the lake. Nestled in spacious green areas, residents here enjoy nature-oriented living with a high recreational value. Cycling and walking paths lead directly past the complex, while swimming lakes and sports and recreation facilities are available in the immediate vicinity.

At the same time, the location impresses with its excellent transport links: Vienna can be reached in around 30 minutes via the A4 and A6 motorways, and Vienna International Airport in around 25 minutes. The Designer Outlet Parndorf and numerous shopping facilities, schools and kindergartens are located in the immediate vicinity.

Wohnen am See thus combines the best of both worlds – relaxed living in green surroundings and quick access to the city.



GALLERY





LINKS AND DOWNLOADS

[More information](#)

[WOHNHAUS 3 Erdgeschoss TOP 01](#)

[WOHNHAUS 3 Erdgeschoss TOP 01_001](#)

