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Maklerservice & Bewertung

N°1 Schwechat – Neubauprojekt in Bestlage

2320 Schwechat



Purchase price:

from 162.100,00 €

Rooms:

2

YOUR CUSTODIAN



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DESCRIPTION

At the central location **Hauptplatz 1**, a **modern new building project** with a balanced combination of **living, office and retail space** is being realized. On approximately **2,700 m² of land area**, a future-oriented real estate ensemble with about **7,600 m² of total usable space** is being created, optimally combining urban living and commercial use. Thanks to **optimally planned floor plans**, a **central location** and a **balanced price-performance ratio**, the project is equally suitable for owner-occupiers and investors.

The apartments in the N°1 Schwechat project impress with their **high-quality, contemporary features** and **efficiently designed floor plans**. Generous windows, durable materials, and modern heating and cooling technology ensure a **high level of living comfort** and a pleasant indoor climate. Depending on the apartment, private outdoor spaces such as a balcony, loggia, terrace, or garden are available.

The location impresses with its **excellent infrastructure**: shopping facilities, gastronomy, Schwechat train station, and numerous everyday amenities are within easy walking distance. The offer is complemented by nearby recreational areas and a well-established urban environment.

Thanks to the proximity to the **S1** and **A4**, the location is excellently connected to the regional transport network. **Vienna Airport Schwechat** is reachable within minutes, and central Vienna transport hubs such as the main train station or Wien-Mitte are about 15 minutes away. Additionally, the planned **extension of tram line 72** will sustainably strengthen public transportation connections.

The **construction start is scheduled for Q3/2026**. With an expected construction period of **24 to 26 months**, a value-stable project is being developed in one of the most dynamic locations in the Vienna metropolitan area.



UNITS

Number	Area	Rooms	Price
<u>Top 1</u>	64,06 m ²	3	370.300,00 €
<u>Top 2</u>	39,51 m ²	2	210.500,00 €
<u>Top 3</u>	39,51 m ²	2	210.500,00 €
<u>Top 4</u>	39,51 m ²	2	210.500,00 €
<u>Top 5</u>	39,51 m ²	2	210.100,00 €
<u>Top 6</u>	64,97 m ²	3	348.900,00 €
<u>Top 7</u>	41,47 m ²	2	235.500,00 €
<u>Top 8</u>	41,38 m ²	2	235.100,00 €
<u>Top 9</u>	37,16 m ²	2	211.400,00 €
<u>Top 10</u>	37,16 m ²	2	211.400,00 €
<u>Top 11</u>	37,16 m ²	2	211.400,00 €
<u>Top 12</u>	37,16 m ²	2	211.400,00 €
<u>Top 13</u>	41,34 m ²	2	233.200,00 €
<u>Top 14</u>	41,47 m ²	2	230.900,00 €
<u>Top 15</u>	41,38 m ²	2	230.400,00 €
<u>Top 16</u>	41,47 m ²	2	230.900,00 €
<u>Top 17</u>	70,99 m ²	3	430.700,00 €
<u>Top 18</u>	65,97 m ²	3	409.300,00 €
<u>Top 19</u>	65,76 m ²	3	396.000,00 €
<u>Top 20</u>	65,96 m ²	3	395.000,00 €
<u>Top 21</u>	65,96 m ²	3	392.500,00 €
<u>Top 22</u>	65,96 m ²	3	397.700,00 €
<u>Top 23</u>	65,96 m ²	3	396.800,00 €



Number	Area	Rooms	Price
<u>Top 24</u>	74,34 m ²	3	392.000,00 €
<u>Top 25</u>	42,71 m ²	2	236.500,00 €
<u>Top 27</u>	64,06 m ²	3	383.300,00 €
<u>Top 28</u>	39,51 m ²	2	218.100,00 €
<u>Top 29</u>	39,51 m ²	2	218.100,00 €
<u>Top 30</u>	39,51 m ²	2	218.100,00 €
<u>Top 31</u>	39,51 m ²	2	220.900,00 €
<u>Top 32</u>	64,97 m ²	3	352.400,00 €
<u>Top 33</u>	41,47 m ²	2	235.500,00 €
<u>Top 34</u>	41,38 m ²	2	235.100,00 €
<u>Top 35</u>	37,16 m ²	2	211.400,00 €
<u>Top 36</u>	37,16 m ²	2	213.500,00 €
<u>Top 37</u>	37,16 m ²	2	213.500,00 €
<u>Top 38</u>	37,16 m ²	2	213.500,00 €
<u>Top 39</u>	41,34 m ²	2	237.900,00 €
<u>Top 40</u>	41,47 m ²	2	237.900,00 €
<u>Top 41</u>	41,38 m ²	2	237.400,00 €
<u>Top 42</u>	43,36 m ²	2	247.600,00 €
<u>Top 43</u>	70,99 m ²	3	403.100,00 €
<u>Top 44</u>	65,97 m ²	3	376.300,00 €
<u>Top 45</u>	65,76 m ²	3	375.200,00 €
<u>Top 46</u>	65,97 m ²	3	373.000,00 €
<u>Top 47</u>	65,96 m ²	3	372.900,00 €
<u>Top 48</u>	65,96 m ²	3	376.200,00 €
<u>Top 49</u>	65,96 m ²	3	376.200,00 €



Number	Area	Rooms	Price
<u>Top 50</u>	74,34 m ²	3	414.900,00 €
<u>Top 51</u>	42,71 m ²	2	245.500,00 €
<u>Top 52</u>	38,43 m ²	2	223.000,00 €
<u>Top 53</u>	62,17 m ²	3	381.100,00 €
<u>Top 54</u>	39,51 m ²	2	225.700,00 €
<u>Top 55</u>	39,51 m ²	2	225.700,00 €
<u>Top 56</u>	39,51 m ²	2	225.700,00 €
<u>Top 57</u>	39,51 m ²	2	225.200,00 €
<u>Top 58</u>	64,94 m ²	3	362.000,00 €
<u>Top 59</u>	41,47 m ²	2	241.400,00 €
<u>Top 60</u>	41,38 m ²	2	240.900,00 €
<u>Top 61</u>	37,16 m ²	2	219.800,00 €
<u>Top 62</u>	37,16 m ²	2	219.800,00 €
<u>Top 63</u>	37,16 m ²	2	219.800,00 €
<u>Top 64</u>	37,16 m ²	2	219.800,00 €
<u>Top 65</u>	41,34 m ²	2	245.000,00 €
<u>Top 66</u>	67,02 m ²	3	398.400,00 €
<u>Top 67</u>	70,52 m ²	3	405.500,00 €
<u>Top 68</u>	70,16 m ²	3	415.500,00 €
<u>Top 69</u>	65,76 m ²	3	378.000,00 €
<u>Top 70</u>	65,97 m ²	3	375.800,00 €
<u>Top 71</u>	65,97 m ²	3	375.800,00 €
<u>Top 72</u>	65,96 m ²	3	379.100,00 €
<u>Top 73</u>	65,96 m ²	3	379.100,00 €
<u>Top 74</u>	74,34 m ²	3	433.800,00 €



Number	Area	Rooms	Price
<u>Top 75</u>	42,71 m ²	2	249.000,00 €
<u>Top 76</u>	38,43 m ²	2	226.200,00 €
<u>Top 77</u>	64,06 m ²	3	413.800,00 €
<u>Top 78</u>	39,51 m ²	2	236.500,00 €
<u>Top 79</u>	70,41 m ²	2	434.400,00 €
<u>Top 80</u>	80,22 m ²	4	495.700,00 €
<u>Top 81</u>	39,51 m ²	2	238.200,00 €
<u>Top 82</u>	64,97 m ²	3	380.300,00 €
<u>Top 83</u>	41,47 m ²	2	261.200,00 €
<u>Top 84</u>	41,38 m ²	2	260.700,00 €
<u>Top 85</u>	37,16 m ²	2	234.500,00 €
<u>Top 86</u>	37,16 m ²	2	234.500,00 €
<u>Top 87</u>	37,16 m ²	2	234.500,00 €
<u>Top 88</u>	72,96 m ²	3	449.300,00 €
<u>Top 89</u>	90,28 m ²	4	646.600,00 €
<u>Top 90</u>	65,96 m ²	3	404.900,00 €
<u>Top 91</u>	65,96 m ²	3	404.900,00 €
<u>Top 92</u>	74,34 m ²	3	453.500,00 €
<u>Top 93</u>	42,71 m ²	2	260.900,00 €
<u>Top 94</u>	38,43 m ²	2	237.000,00 €
<u>Top 95</u>	94,25 m ²	4	827.800,00 €
<u>Top 96</u>	102,88 m ²	4	860.200,00 €
<u>Top 97</u>	85,67 m ²	3	673.600,00 €
<u>Top 98</u>	123,03 m ²	5	994.800,00 €
<u>Top 99</u>	66,70 m ²	3	529.000,00 €



Number	Area	Rooms	Price
<u>Top 100</u>	92,87 m ²	4	733.900,00 €



FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Year of construction	2026
Construction status	Planned
Construction Completion Date	01.11.2028
Heating	Central Heating: District Heating, Central Heating: Air Heat Pump
Car Spaces	Garage (optional)

ENERGY CERTIFICATE

Available

Energy Certificate Date	20.12.2023
Valid until	19.12.2033
HWB-Value (KWh/m ² /a)	23,90
HWB Class	 A
fGEE Value	0,73
fGEE Class	 A



INTERIOR DESCRIPTION

- Solid reinforced concrete construction
- High-quality, durable materials
- Parquet flooring in living areas
- Tiled surfaces in bathrooms and utility rooms
- Large windows with triple glazing and sun protection
- Heating and cooling via thermal activation of building components
- Combination of air heat pump and district heating
- Balcony, loggia, terrace, or garden depending on the apartment
- Barrier-free elevators in the building
- Bicycle and stroller storage areas
- Underground parking available



PRICES AND FINANCIAL INFORMATION

TOTAL

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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All apartments can also be purchased as investment properties.

Purchase price for owner-occupiers **from: EUR 162.100,-**

Purchase price for investors **from: EUR 145.900,-** plus 20% VAT.

An optional garage parking space can be purchased.

Purchase price - owner-occupiers: **EUR 25,500**

Purchase price - investors: **EUR 23,587.50** plus 20% VAT.



INFRASTRUCTURE AND SURROUNDING

The project is situated in the **absolute city center of Schwechat** at **Hauptplatz 1**, one of the most prominent and vibrant locations in the town. All daily necessities – shopping, restaurants, medical facilities, schools, and kindergartens – are within **easy walking distance**. **Schwechat Train Station** and the **Schwechat Shopping Center** are just a few minutes on foot.

The location offers **excellent transport connections**: its proximity to the **S1 expressway** and the **A4 motorway** ensures quick access to Vienna and the surrounding region. **Vienna-Schwechat Airport** is reachable in approximately **5 minutes**, while central Vienna hubs such as **Wien Hauptbahnhof** or **Wien-Mitte** are about **15 minutes** away.

The site also benefits from strong **public transport connections**. Schwechat Train Station provides direct links to Vienna, and the planned **extension of tram line 72** from the U3 Simmering station to Schwechat will further enhance accessibility. The proximity to the **Vienna district of Simmering**, combined with a mix of urban infrastructure and nearby green spaces, makes this location highly attractive for **residential, office, and investment purposes**.



GALLERY





LINKS AND DOWNLOADS

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