



#0001011327

Maklerservice & Bewertung

Nur noch 5 Wohnungen verfügbar! Erstbezug! 2-Zimmer Eigentumswohnung mit Loggia!

2440 Gramatneusiedl



Purchase price:

324.260,00 €

Living Area:

56,01 m²

Rooms:

2

YOUR CUSTODIAN



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DESCRIPTION

For sale is a modern condominium in a newly constructed residential complex with an elevator in Gramatneusiedl.

The apartment impresses with a well-thought-out layout, bright living spaces, and a generous outdoor area with a loggia (5.69m²) and green spaces. An associated parking space is included in the offer.

With a living area of approximately 56.01m², the apartment is ideal for couples and small families.

Completion is planned for August 2026.

Don't hesitate and schedule a viewing appointment with us today.

We look forward to your call!



FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat: Other
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	2026
Construction status	Under Construction
Heating	Self-Contained Central Heating: Air Heat Pump
Car Spaces	Open

AREAS

Living Area	ca. 56 sqm
Loggia Area	ca. 6 sqm
Garden Area	ca. 10 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	04.12.2024
Valid until	03.12.2034
HWB-Value (KWh/m ² /a)	28,40
HWB Class	B
fGEE Value	0,64
fGEE Class	A+

SEGMENTATION

Total Rooms	2
Bathrooms	1
Toilets	1
Loggias	1

FEATURES

Special configuration	Elevator
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Condition	First Use
Exploitation	Full developed
Floor	Flagstone, Parquet
Sanitation	Show
Construction	Massive Construction
Additional rooms and areas	Bike Room
Cellar	Basement Storage Room





PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	324.260,00 €
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TOTAL

Total buy price	324.260,00 €
Commission Buy	3% plus 20% VAT

SIDECOSTS

Costs for contract	laut Tarifordnung - Vertragserrichtung
Purchase tax percent	3,5%
Land register entry percent	1,1%



INFRASTRUCTURE AND SURROUNDING

Gramatneusiedl stands out due to its attractive location in Lower Austria, offering a perfect combination of rural charm and urban proximity.

The community is just a few kilometers from Vienna, allowing quick and convenient access to the capital, making it an ideal setting for commuters or city enthusiasts. The leisure activities are enhanced by the proximity to Neufeldersee, a popular recreational area offering a variety of activities like swimming, hiking, cycling, and water sports. Additionally, numerous cycling and hiking trails in the region invite nature-centric excursions.

The infrastructure in Gramatneusiedl is well-developed, with shopping facilities, schools, and medical care within easy reach. Public transportation and well-maintained road connections ensure flexible and comfortable travel.

This successful combination makes Gramatneusiedl a lively and lovable place to live, offering high recreational value.

INFRASTRUCTURE

Shopping

< 500m: Kleintierpraxis Gramatneusiedl

Other

< 500m: Raiffeisenbank

Education

< 500m: Mittelschule Gramatneusiedl

< 500m: Gemeindebücherei Gramatneusiedl

< 500m: Volksschule Gramatneusiedl

< 500m: Kindergarten Doktor Hauswirth-Gasse

Health

< 500m: Marien-Apotheke



GALLERY




EIGENTUMSWOHNUNGEN IN GRAMATNEUSIEDL

PROJEKTDETAILS

- 7 schlüsselfertige Eigentumswohnungen
- Wohnfläche ca. 56-65 m²
- Kaufpreis ab 325.000 €



BERATUNG & VERKAUF
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WIR BAUEN FÜR UNSERE REGION!

Hier entsteht Ihre moderne Filiale der Raiffeisenbank Region Südwest
sowie 8 attraktive Wohnungen mit 56m² und 66m²



ALLE INFOS AB SEPTEMBER 2025 | +43 1 70 130-7900



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