Raiffeisen Immobilien
Maklerservice & Bewertung

#0001011493

Exklusives Baugrundstück in Villenlage

2500 Baden

Purchase price:	750.000,00 €
Total Area:	893,00 m²

YOUR CUSTODIAN

Claudia Weiser
Real estate agent
Raiffeisen Immobilien Vermittlung
claudia.weiser@riv.at
+43 664 60 517 517 51

Raiffeisen Immobilien
Maklerservice & Bewertung

DESCRIPTION

In a sought-after, **central villa location in Baden near Vienna**, this **893 m² building plot** is for sale. The quiet residential area is characterized by representative villas, spacious gardens, and a high quality of life.

The plot is **flat and already completely cleared**, offering ideal conditions for the construction of, for example, a **high-quality villa** with a spacious garden. The zoning permits **open development with low building density**, ensuring the exclusive character of the area is preserved in the long term.

The construction of a multi-family house (up to 4 units) or a semi-detached house is also possible.

Special feature – Expansion option:

Optionally, there is the possibility to **purchase the adjacent neighboring plot with a historic Biedermeier villa**. Approved renovation and conversion plans already exist for this property.

This presents the rare opportunity to create a **spacious overall estate with historic character and additional building land**.

Have I piqued your interest?

Inquire **online** about this interesting property now to receive detailed information, plans, and the address.

According to legal requirements, please note the activity as a dual agent and an economic close relationship.

All information has been compiled with the utmost care based on information provided by the seller. Nevertheless, no liability can be assumed for completeness and accuracy.

Raiffeisen Immobilien
Maklerservice & Bewertung

FITTINGS AND PROPERTIES

PROPERTIES

Category	Building Area
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership

AREAS

Total Area	893,00 sqm

Raiffeisen Immobilien
Maklerservice & Bewertung

PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	750.000,00 €	incl. VAT

TOTAL

Total buy price	750.000,00 €	incl. VAT
Commission Buy - Customer	3%	plus VAT

SIDECOSTS

Purchase tax percent	3,5%
Land register entry percent	1,1%

INFRASTRUCTURE AND SURROUNDING

The property is located in one of the most sought-after residential areas of Baden at the foot of the Mitterberg. The city combines historic charm, cultural tradition, and a high quality of life with immediate proximity to the metropolis of Vienna.

The center of Baden near Vienna, with its cafés, restaurants, shopping facilities, and cultural venues, is reachable within minutes. Recreational areas in the Vienna Woods are also in close proximity.

Baden presents itself as a charming city that impresses with its diverse cultural offerings and appealing quality of life. The city on the edge of the **Biosphere Reserve Vienna Woods** captivates with a successful blend of historic flair and modern living comfort, offering both tranquility and vibrancy.

Baden is special – the emperor knew that already.

A walk through the spa park, to the world-famous rose garden in Doblhoff Park, to the Congress Center Baden, or to one of the heurigen taverns with Baden wines. Baden also has something to offer operetta lovers, a shopping stroll through the Biedermeier streets. Walks and relaxed hours in the inviting parks or the adjacent Helenental/Vienna Woods contribute to the high quality of living.

Baden was listed in 2021 as a UNESCO World Heritage Site as the Great Spa Town of Europe.

Furthermore, Baden is distinguished by excellent infrastructure, which brings together all important daily life facilities within comfortable proximity. The location of the property in this city enables a quiet yet dynamic living environment that offers both relaxation and diverse leisure opportunities.

Raiffeisen Immobilien
Maklerservice & Bewertung

GALLERY

LINKS AND DOWNLOADS

More information