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Neuwertige 3-Zi.-Wohnung - barrierefrei und gemütlich!

4872 Neukirchen an der Vöckla



Purchase price: 349.000,00 €

Living Area: 81,00 m²

Rooms: 3

YOUR CUSTODIAN



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DESCRIPTION

Welcome to Your Dream Apartment!

This nearly new 3-room apartment, built in 2019, offers the highest living comfort in a central location. The well-thought-out layout and high-quality furnishings make this apartment a perfect home for couples, families, or singles.

Layout and Features

Living area: approximately 81 m² with bright, sunlit rooms

Rooms: 2 bedrooms, which can be used as children's rooms or offices, plus an additional living area

Terrace: large terrace with a fantastic view – perfect for relaxing hours outdoors

Bathroom: modern bathroom with bathtub

WC: separate WC

Storage room: additional storage space directly in the apartment

Hallway: spacious hallway with room for a wardrobe

Living-dining-kitchen area: open living-dining-kitchen area for social gatherings, kitchen included

Special Features

Accessibility: The entire apartment and all entrances to the house are barrier-free. An elevator provides additional convenience.

Parking:

1 underground parking space

1 outdoor parking space

1 carport parking space for rent

Basement: practical basement compartment for additional storage space

Location

This attractive apartment is located in the heart of the town, guaranteeing excellent infrastructure and short distances. All daily necessities, such as supermarkets, doctors, schools, and kindergartens, are within walking distance. The central location also offers excellent public transport connections.



Conclusion

If you are looking for a modern, barrier-free apartment with a high quality of life and an ideal location, then this 3-room apartment is just right for you. See for yourself the numerous advantages of this property and arrange a viewing appointment today.



FITTINGS AND PROPERTIES

PROPERTIES



Category	Rooftop
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	2019
Heating	Underfloor Heating: District Heating
Car Spaces	Underground Garage, Open

AREAS

Living Area	ca. 81 sqm
Usage Area	ca. 92 sqm
Loggia Area	ca. 11 sqm
Terrace Area	ca. 11 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	19.02.2019
Valid until	18.02.2029
HWB-Value (KWh/m ² /a)	37,00
HWB Class	 B
fGEE Value	0,73
fGEE Class	 A

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Terraces	1

Penthouse Apartment Offering Numerous Amenities and Modern Features.

This high-quality penthouse apartment offers numerous amenities and modern features. The apartment is constructed with solid brick masonry, equipped with an elevator, and designed to



be completely barrier-free.

Interior Features

Underfloor Heating: Enjoy comfortable warmth through underfloor heating powered by district heating.

Fitted Kitchen: Modern and fully equipped fitted kitchen included.

Bathroom: Stylish bathroom with a bathtub for relaxing moments.

Extra WC: Separate guest toilet for additional convenience.

Pantry: Practical pantry for extra storage.

Hallway: Spacious hallway with ample space for a wardrobe and storage.

Bedrooms: Two cozy bedrooms for restful nights.

Living-Dining-Kitchen Area: Open and bright living-dining-kitchen area, ideal for communal living and social gatherings.

Terrace: With a beautiful wide view, perfect for relaxing and enjoying.

Exterior Features

Underground Parking Space: Secure and convenient parking space in the underground garage.

Outdoor Parking Space: Additional outdoor parking space.

Rentable Carport Parking Space: Optional carport parking space for rent.

Basement Storage Room: Private basement storage room for additional storage.

The entire complex is well-maintained, offering you a pleasant living environment. Enjoy the beautiful wide view from your terrace and the comfortable features of this attractive apartment.

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FEATURES

Special configuration	Elevator	Area	Dwelling Area
Additional rooms and areas	Drying Room, Bike Room, Storeroom	Age	New Building
Construction	Massive Construction	Furnished	Partially furnished
Cellar	Basement Storage Room	Sanitation	Bathtub, Bathroom Window
Kitchen	Kitchenette		

**Raiffeisen
Immobilien**



Maklerservice & Bewertung



**PRICES AND FINANCIAL INFORMATION****BASE PRICES**

Unit Buy Price	349.000,00 €
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RUNNING COSTS

Running costs	429,00 € incl. 10% VAT
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Other Costs	63,00 € incl. VAT
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TOTAL

Total Running Costs	492,00 € incl. VAT
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Total buy price	349.000,00 €
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Commission Buy	3% plus 20% VAT
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FINANCIAL INFORMATION

Reserve Status	31.770,72 €
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Reserve Deadline	31.12.2023
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INFRASTRUCTURE AND SURROUNDING

This apartment is located right in the town center, offering an excellent location with numerous advantages.

All essential services and public facilities, as well as schools and kindergartens, are within easy walking distance. The popular Obra Kinderland is just a 5-minute walk away, which is particularly attractive for families.

The bus connection is very good, allowing you to reach all directions easily. There are ample parking spaces available for visitors.

In the surrounding area, there are great sports and recreational opportunities that leave nothing to be desired. The nearby natural recreational area invites you to relaxing walks and outdoor activities.

Lake Attersee is only a 20-minute drive away and offers additional leisure opportunities, especially for water sports enthusiasts. The towns of Vöcklabruck and Ried im Innkreis are also easily accessible and offer further shopping options and cultural attractions.

Overall, the location of this apartment impresses with its central yet natural surroundings, guaranteeing a high quality of life.

INFRASTRUCTURE

Recreation

- < 500m: OBRA-Kinderland
- < 1km: Freilichtmuseum Stehrerhof

Other

- < 500m: Freie Tankstelle
- < 500m: Raiffeisen BANK

Education

- < 500m: Neue Mittelschule
- < 500m: Volksschule

Gastronomy



< 500m: Gasthof Frodlhof

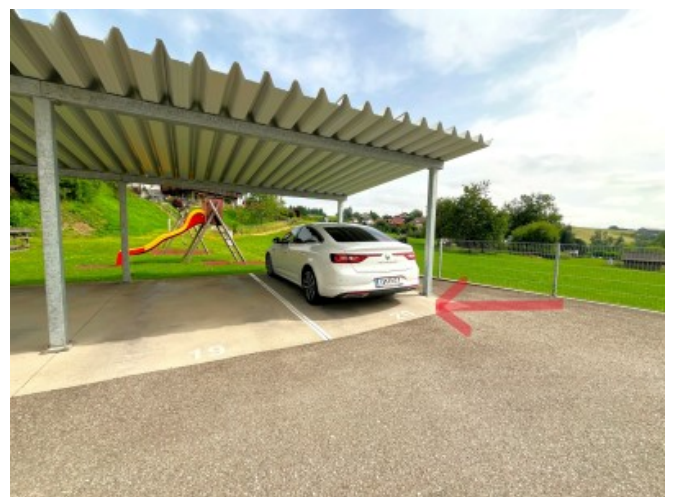
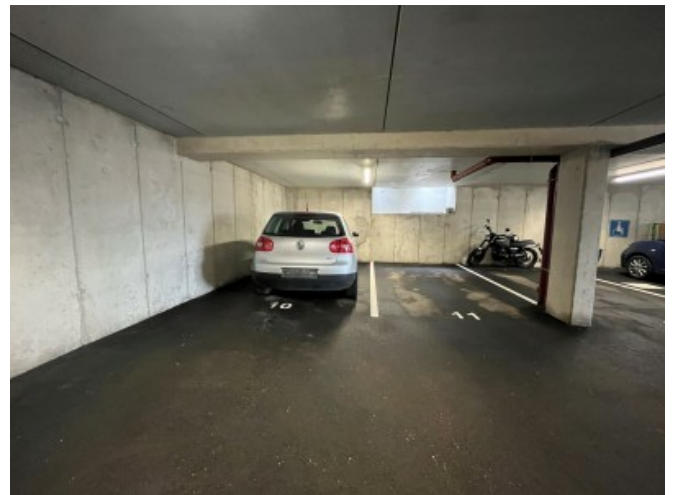
Shopping

< 500m: Spar



GALLERY







LINKS AND DOWNLOADS

[More information](#)

[Grundriss](#)

[Virtueller Rundgang](#)

