

Your New Home in Austria



Objektnummer: 25655

Eine Immobilie von WERTIMMOBILIEN Consulting KG

Zahlen, Daten, Fakten

Adresse	Am Maierhof
Art:	Haus - Doppelhaushälfte
Land:	Österreich
PLZ/Ort:	2486 Pottendorf
Baujahr:	2024
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	110,80 m²
Zimmer:	4
Bäder:	2
Balkone:	1
Terrassen:	1
Stellplätze:	2
Garten:	129,32 m²
Heizwärmebedarf:	B 47,20 kWh / m² * a
Gesamtenergieeffizienzfaktor:	A+ 0,75
Kaufpreis:	469.000,00 €
Betriebskosten:	60,20 €
USt.:	6,02 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Wolfgang Glaser

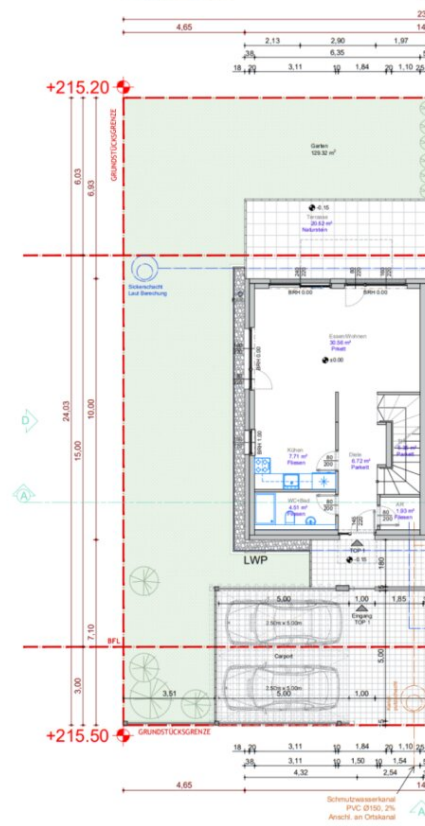




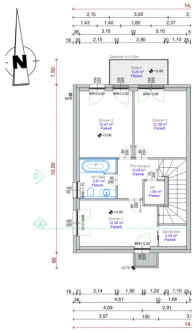




Erdgeschoss



Obergeschoss



Objektbeschreibung

Your New Home in Austria

In uncertain times, having a safe place to call home is more important than ever.

If you are looking for a secure future for you and your family – with stability, quality of life, and investment value – this modern semi-detached house in **Pottendorf (only 25 minutes from Vienna)** is the right choice for you!

What makes this home special:

- Quiet and green surroundings – ideal for families with children or anyone who values peace
- Solid construction – energy-efficient, durable, and built to last
- Private garden – space to relax, grow vegetables, or enjoy your free time
- Excellent connection to Vienna – only 20–30 minutes by car or train
- Also available through **rent-to-own** – from just **€1.819/month** at 1.9 % fixed interest rate

Important for buyers from Ukraine and other non-EU countries:

If you plan to **relocate your main residence to Austria**, we will support you with the **official permit required for non-EU buyers**. We guide you through every step of the process.

Property address:

Am Meierhof, 2486 Pottendorf

Take this opportunity – visit the property on **Saturday, June 21!**

I look forward to your inquiry. I am happy to answer your questions in German, English, or with a translator.

Wolfgang Glaser

Real Estate Agent & Certified Property Valuer

Wertimmobilien Consulting KG

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Infrastruktur / Entfernungen

Gesundheit

Arzt <750m

Apotheke <1.000m

Klinik <6.000m

Kinder & Schulen

Kindergarten <1.500m

Schule <1.500m

Nahversorgung

Supermarkt <750m

Bäckerei <1.000m

Sonstige

Bank <1.000m

Geldautomat <1.000m

Post <1.000m

Polizei <1.000m

Verkehr

Bus <500m

Bahnhof <1.500m

Autobahnanschluss <1.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap