

## *Property Baden district, commercial property*

**22.535 m<sup>2</sup>**

*Object Nr.: G009*

*Price:*

**€ 155/m<sup>2</sup> + Service charges**

- *Real estate transfer tax on the value of the consideration: 3.5%.*
- *Land registration fee (right of ownership): 1.1%*
- *Costs of drawing up the contract and its execution in the land register, cash expenses for certifications and stamp duties: approx. 1.5% + 20% VAT.*
- *Brokerage commission: 3% + 20% VAT.*







Fontana Golfclub

Obervaltersdorf

Im Weingarten

157

210

A2

17

210

E



Location: in Oeynhausen bei Traiskirchen  
centrally located directly on the A-2  
Südautobahn (approx. 15km south of Vienna)

Size: from 22.600 m2 up to 110.000 m2 available

Highway part: total approx. 400 meters

Dedication BB-A building land operation development zone

Access: from B-17 Triester Bundesstrasse

Aufschließung: for sewer, water and electricity is possible from B-17 Triester Bundesstraße

Transport connection

- A-2 Südautobahn direction Vienna and Graz
- B-17 Triester Federal road
- A-1 Westautobahn, which runs through the only 10 km away
- A-21 Wiener Außenring freeway is directly accessible
- A-3 South-east highway (Burgenland/Hungary)
- S-1 Vienna South Bypass Expressway (Airport/Bratislava)
- B-210 Baden federal road

\*Dedication: BB-A-II (building land operation development zone 2)

Development zone means that no building class (permitted building height) has been dedicated on this property yet, but will be granted only upon submission of a corresponding project. This means a sales and marketing advantage, because there is no building height restriction on this property yet. The change of an existing building class is always more difficult and lengthier than the new granting.

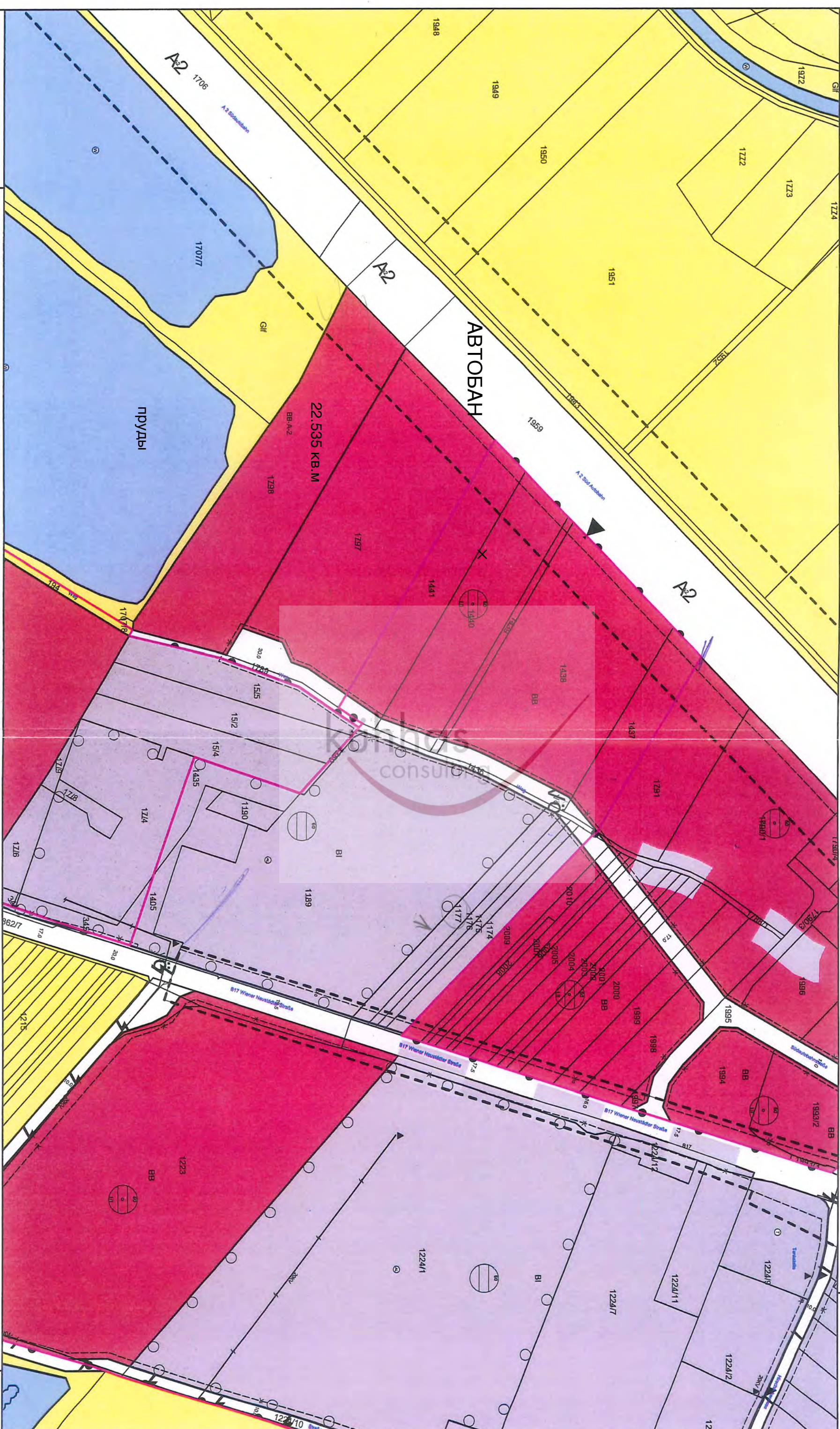
If someone should need a larger operating area, up to 100,000 m2 would be available contiguously directly on the highway and another 35,000 m2 directly adjacent.



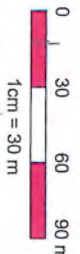


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Datum: 17.10.2017  
Bearbeiter: leh



Maßstab 1 : 3.000



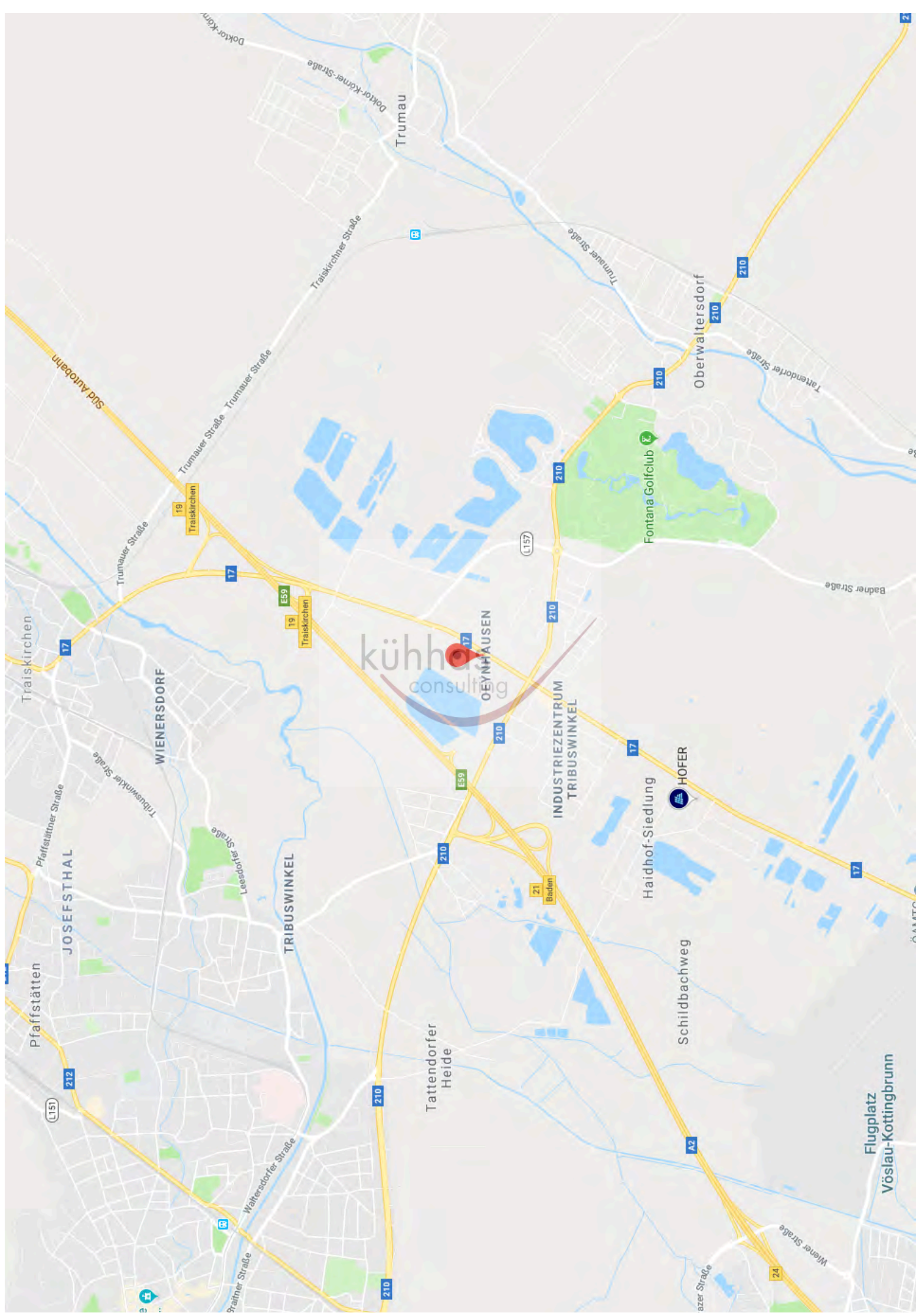
@BEV 2001, DKM-Datenkopie vom 01.10.2016. Für die Richtigkeit, Vollständigkeit und Aktualität der Daten wird keine Haftung übernommen. Bei Grabungsarbeiten ist in jedem Fall das Einverständnis mit dem Leitungsbetreiber herzustellen.













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