



Gneixendorf  
Schloßstraße 5  
3500 Krems an der Donau  
**Qualität, auf die Sie bauen können.**



# GNEIXENDORF, SCHLOSSSTRASSE 5 / SCHLOSSSTRASSE 5 / TOP 26

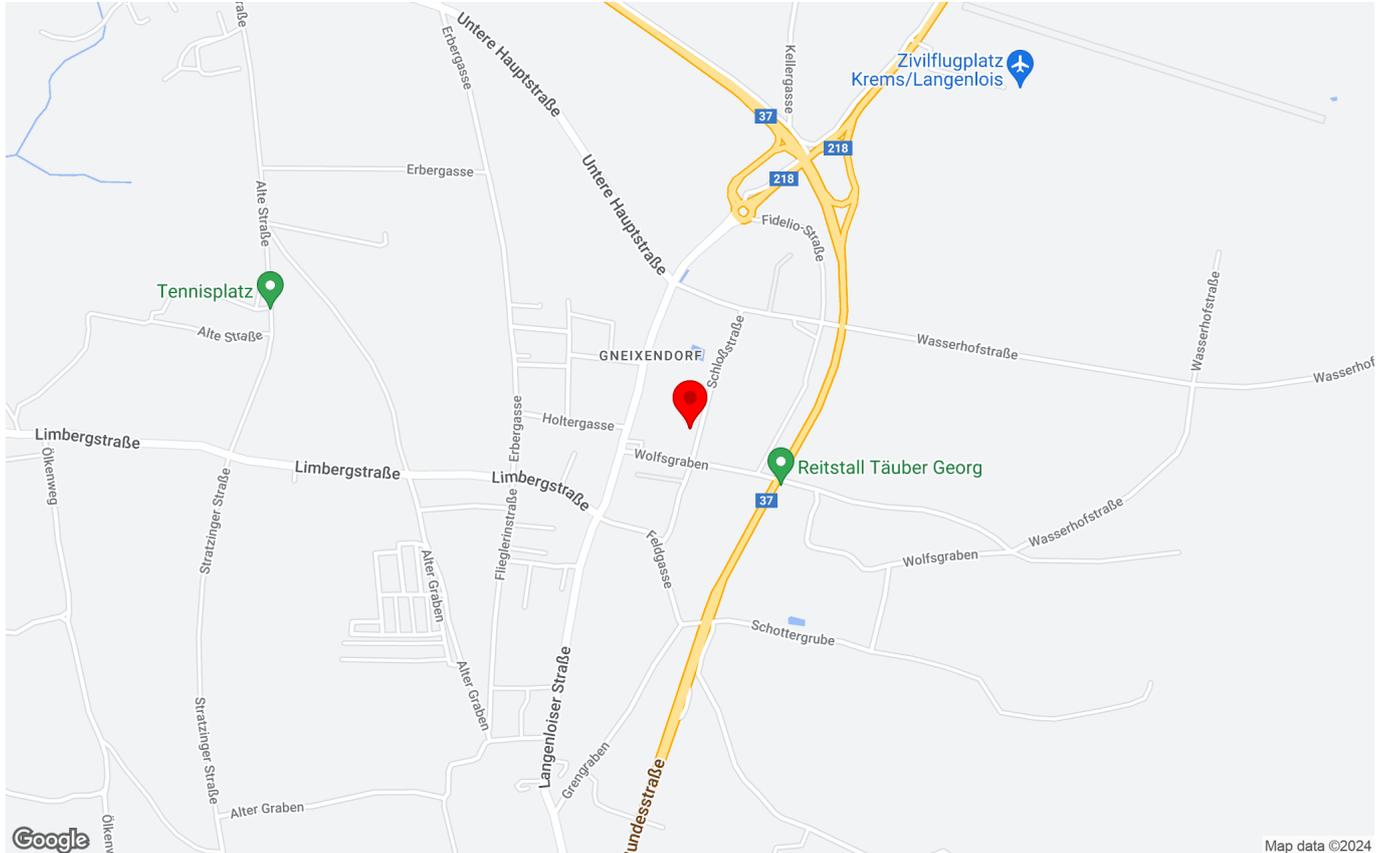
3500 Krems an der Donau



## QUALITY LIVING IN A MAGICAL GREEN AREA.

Property number:	<b>12442</b>
Number of rooms:	<b>4</b>
Living area:	<b>114.19 m<sup>2</sup></b>
Purchase Price:	<b>€549,400.00</b>
Status:	<b>In planning phase</b>

## LOCATION



## PROJECT DESCRIPTION

High-quality facilities, future-proof apartment ownership and extremely family-friendly.

This is Quality Living from Raiffeisen WohnBau.

The property covers a total area of 20,000 m<sup>2</sup> in the centre of Krems-Gneixendorf. The project will comprise terraced houses with 4 to 5 rooms and 100 to 130 m<sup>2</sup> living space, as well as 2 to 3-room apartments offering 50 to 80 m<sup>2</sup>. The Beethovenhaus, south of Schloss Wasserhof, is in the immediate vicinity. The area is nestled between beautiful vineyards, which give the surrounding well-kept detached houses their idyllic character.

Gneixendorf is a district of Krems and lies on a slight slope that offers a wonderful view of the Göttweig Abbey. Gneixendorf has become a popular re-location area, particularly with families. The property is not far from Gneixendorfer Hauptstraße and the authentic village centre. There you can relax and take in the small shops like a bakery, some cozy restaurants and both traditional and trendy Heurige. A kindergarten has also been opened just south of the property.

The complex is due to be completed by spring, 2022. Interested? Feel free to contact us for a no obligation offer.

living.simply.done.

With Raiffeisen WohnBau as the property developer.

© Stadt Krems



## APARTMENT DESCRIPTION

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3500 Krems an der Donau / Gneixendorf, Schloßstraße | Quality living in a magical green area. | family-friendly residential area | high-quality facilities | future-proof apartment ownership | © Stadt Krems | living.simply.done. | [www.raiffeisen-wohnbau.at](http://www.raiffeisen-wohnbau.at)

## ARTS & LIVING

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Neben dem Quality Living Gedanken, der für besonders hohe Wohn- und Lebensqualität steht, punkten die neuen Immobilienprojekte der Raiffeisen WohnBau mit zeitgenössischen Kunstakzenten. Jedes der Kunstwerke ist eine Sonderanfertigung eines via Jury ausgewählten Künstlers, welches im Einklang mit dem Gebäude, seiner Form, der unmittelbaren Umgebung und der Geschichte entsteht. Die Installationen, vorrangig im Eingangsbereich des jeweiligen Gebäudes, verleihen dem Wohnprojekt unter der Maxime „Kunst und Wohnen“ Individualität und Exklusivität. Ein künstlerischer Dialog zwischen dem privaten und dem öffentlichen Raum wird geschaffen und heißt Bewohner wie Besucher gleichermaßen willkommen.

## KEY DATA

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Property type:	<b>House</b>
Contract type:	<b>Property for sale</b>
Construction year:	<b>2025</b>
Number of rooms:	<b>4</b>
Living area:	<b>114.19 m<sup>2</sup></b>
Terrace area:	<b>15.31 m<sup>2</sup></b>
Garden area:	<b>73.38 m<sup>2</sup></b>
Bathrooms:	<b>1</b>
Restroom:	<b>2</b>
Floors:	<b>laminat</b>
Heating:	<b>underfloor heating</b>

## COSTS

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Purchase Price:	<b>€549,400.00</b>
excluding ancillary expenses	

## AMENITIES

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laminat, underfloor heating, air source heat pump, bicycle storeroom, storage room, garden use, new building standard, mechanical ventilation and exhaust, plasterboard walls, external sun protection, Openable window, rolling shutters, flat roof, prefabricated materials, turnkey with foundation, double glazing windows

## ENERGY PERFORMANCE CERTIFICATE

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Thermal energy required: **B 35 kWh/m<sup>2</sup>a**

Energy efficiency rating: **A++ 0.42**





## YOUR CONTACT PERSON:

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