panorama GmbH
bauobjekt

VERKAUFSUNTERLAGEN

# WOHNANLAGE SCHWENDAU

Wohnen mit Weitblick.

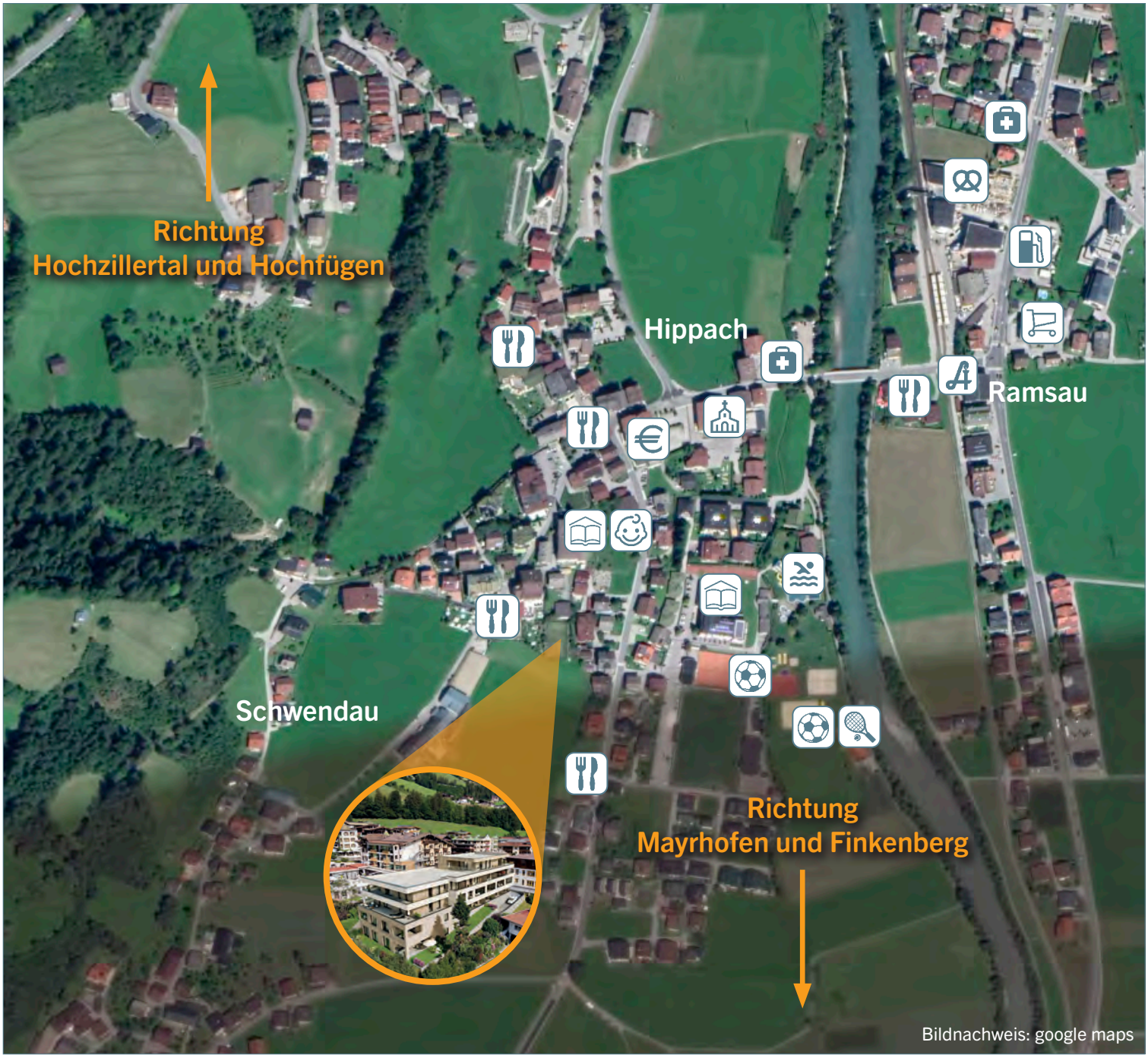
www.panoramabau.at

Wir, die Panorama Bauobjekt GmbH. errichten im Zentrum von Schwendau-Hippach eine Wohnanlage mit 20 Wohneinheiten und 33 TG-Abstellplätzen.

Jede Wohnung ist mit großzügigen Balkonen/Terrassen sowie geräumigen Kellerabteilen ausgestattet.

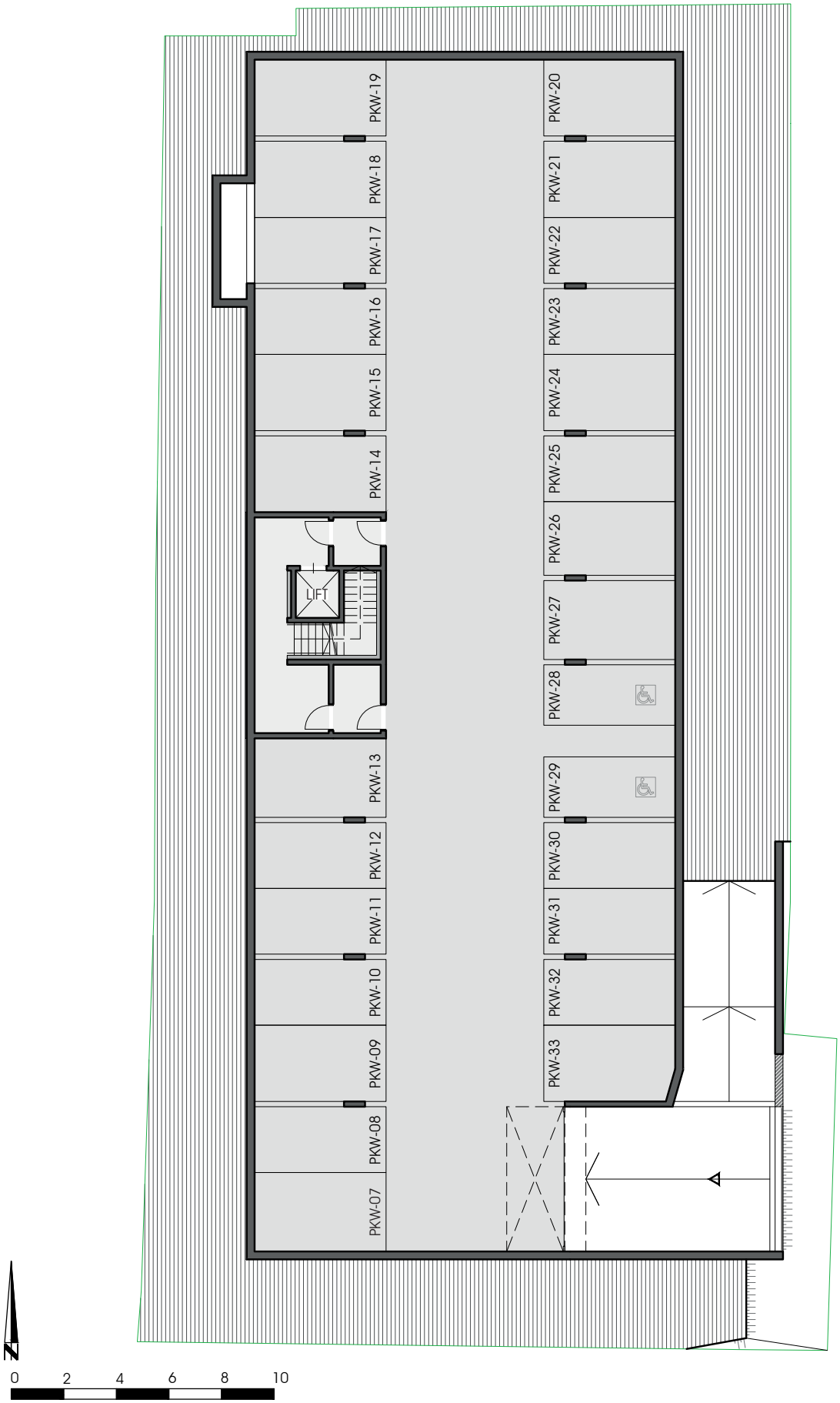
Im Zentrum von Schwendau-Hippach finden Sie bequem - fußläufig ein großzügiges Angebot an Infrastruktu , von der direkt angrenzenden Volksschule bis Einkaufsmöglichkeiten usw.

- 2-, 3-, 4-, und 5-Zimmerwohnungen von 42 - 146 m² Wohnfläch
- hochwertige energetische Gebäudehülle und qualitätsvolle Innenausstattung
- Komfortwohnraumlüftung
- Baubeginn Sommer 2021, Fertigstellung Herbst 2022




Bildnachweis: google maps

- Apotheke
- Hausarzt
- Bank/Bankomat
- Supermarkt
- Tankstelle
- Bäckerei
- Restaurant
- Volksschule/ Hauptschule
- Kindergrippe/ Kindergarten
- Kirche
- Schwimmbad
- Sportplatz
- Tennisplatz


PKW-07
PKW-08
PKW-09
PKW-10
PKW-11
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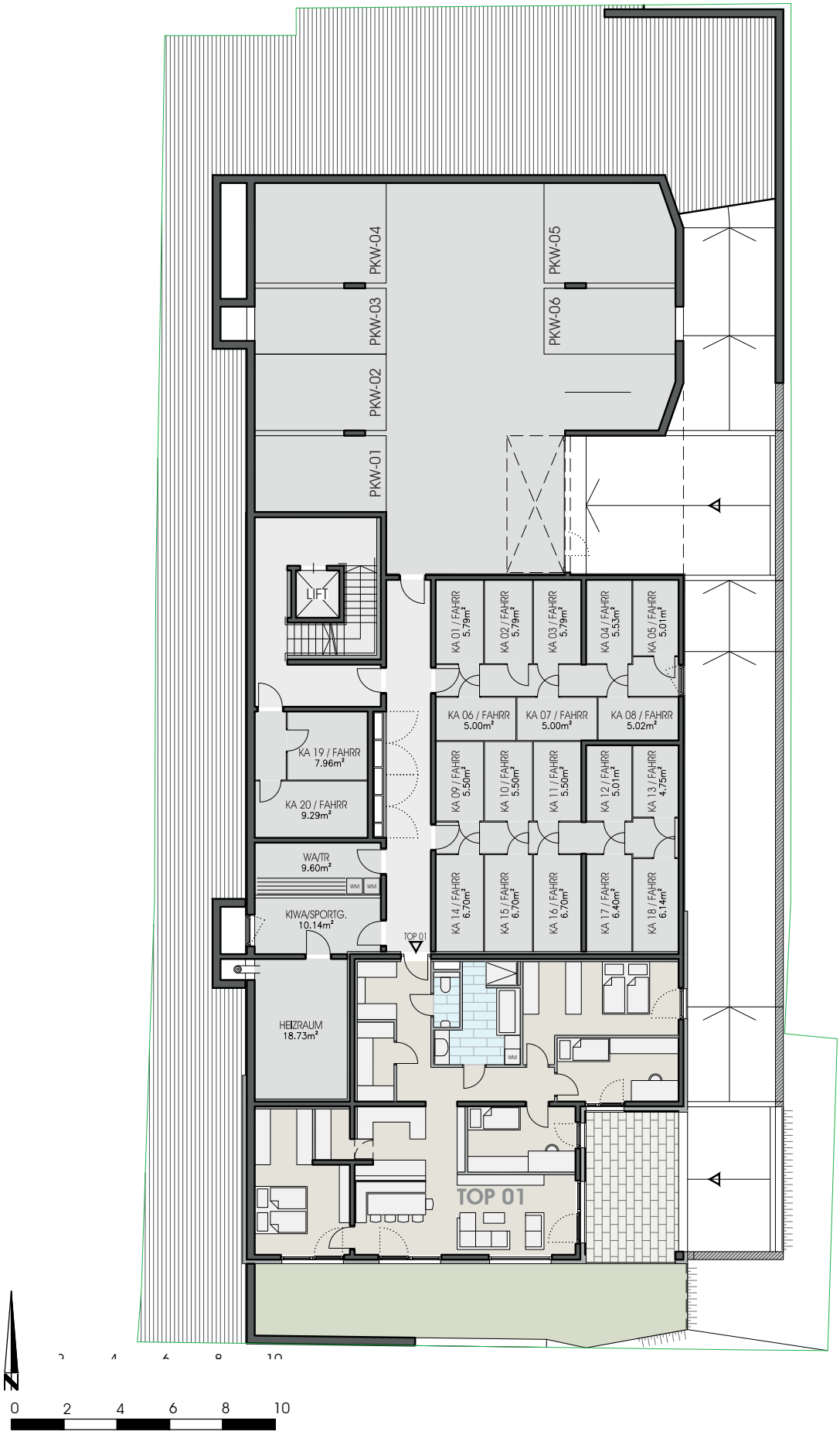
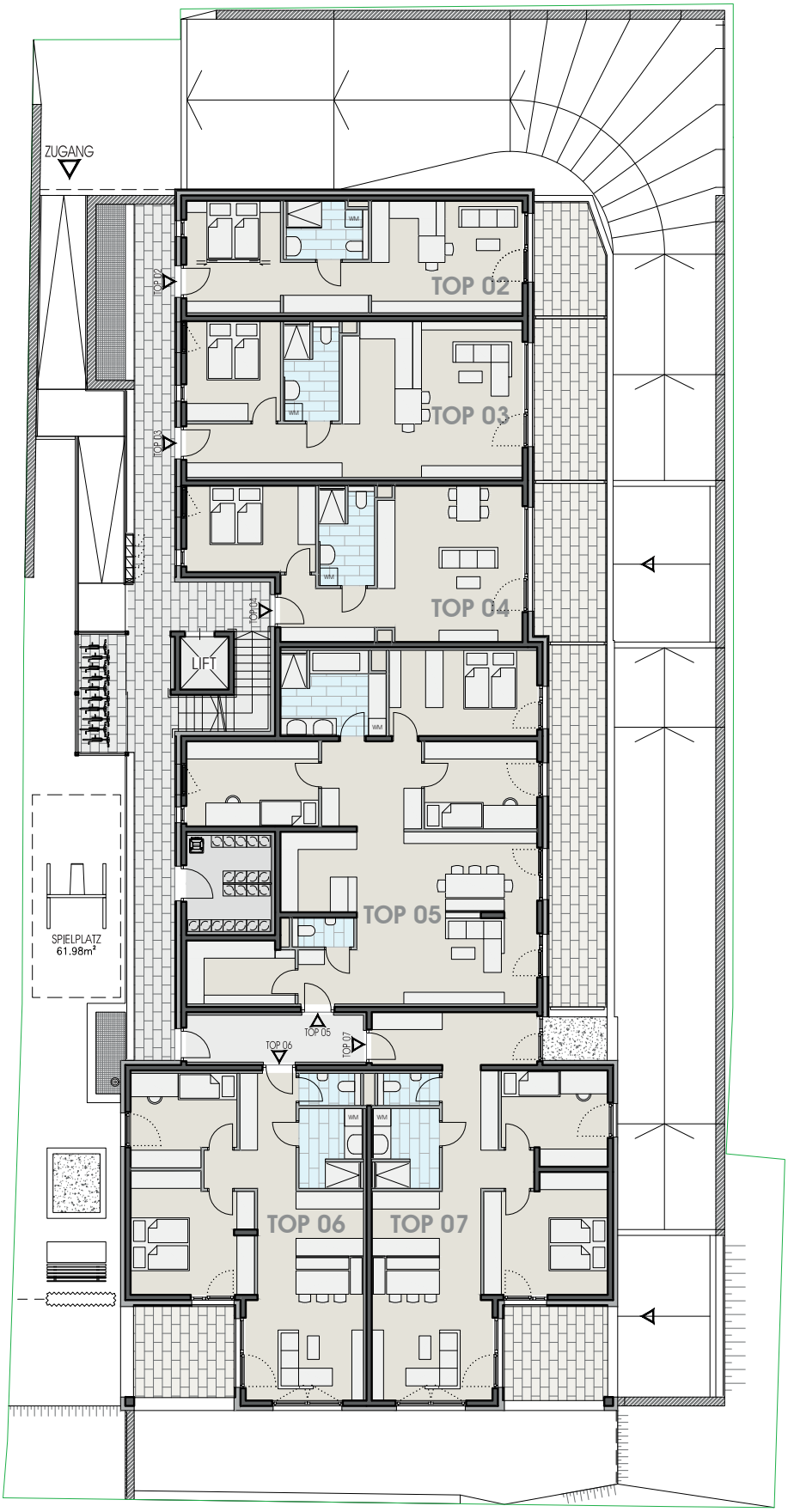
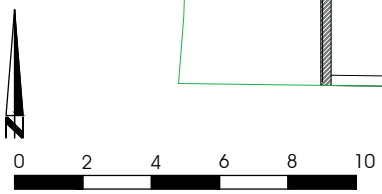
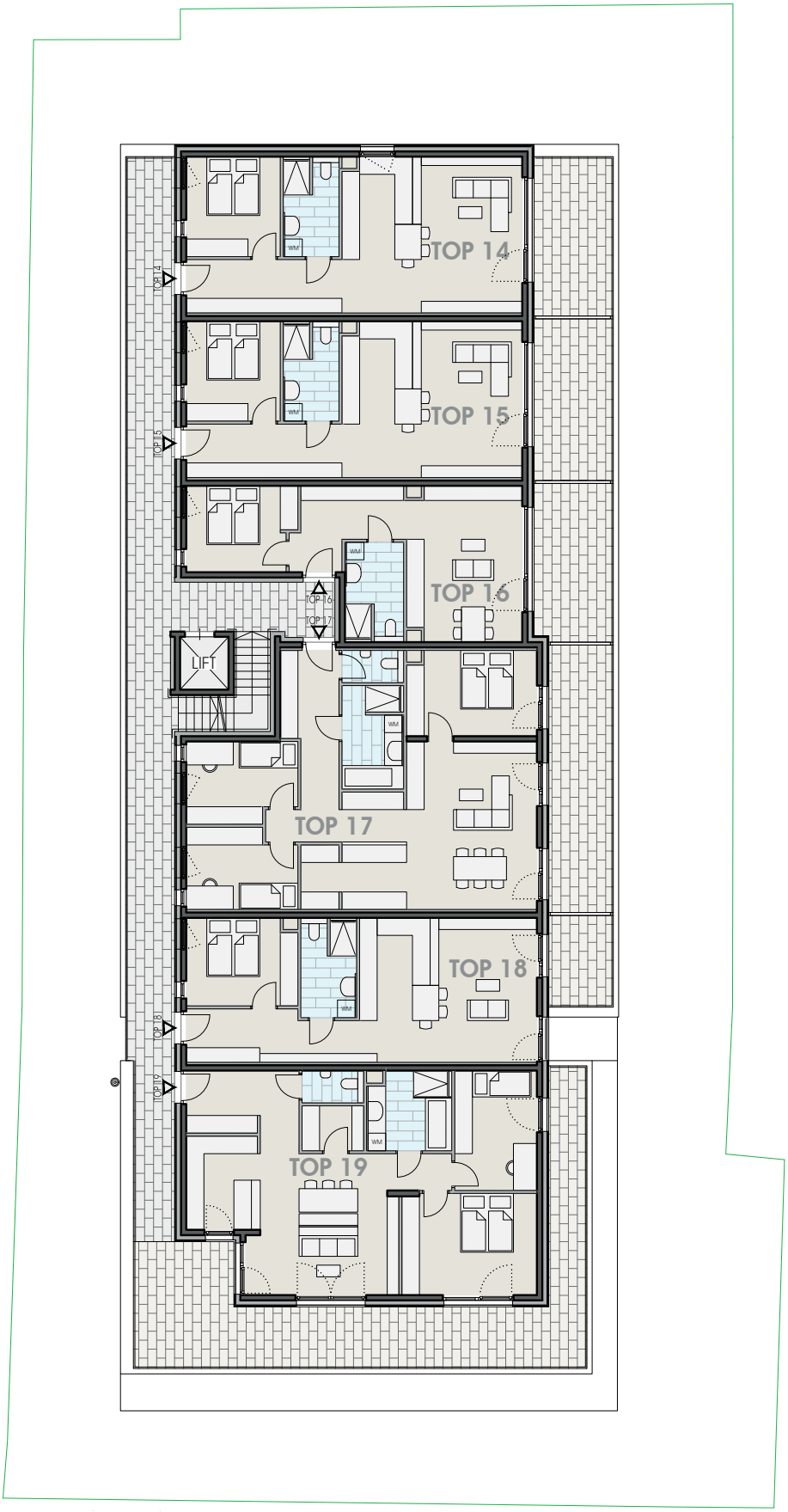
PKW-25
PKW-26
PKW-27
PKW-28
PKW-29
PKW-30
PKW-31
PKW-32
PKW-33
LIFT
N
0 2 4 6 8 10

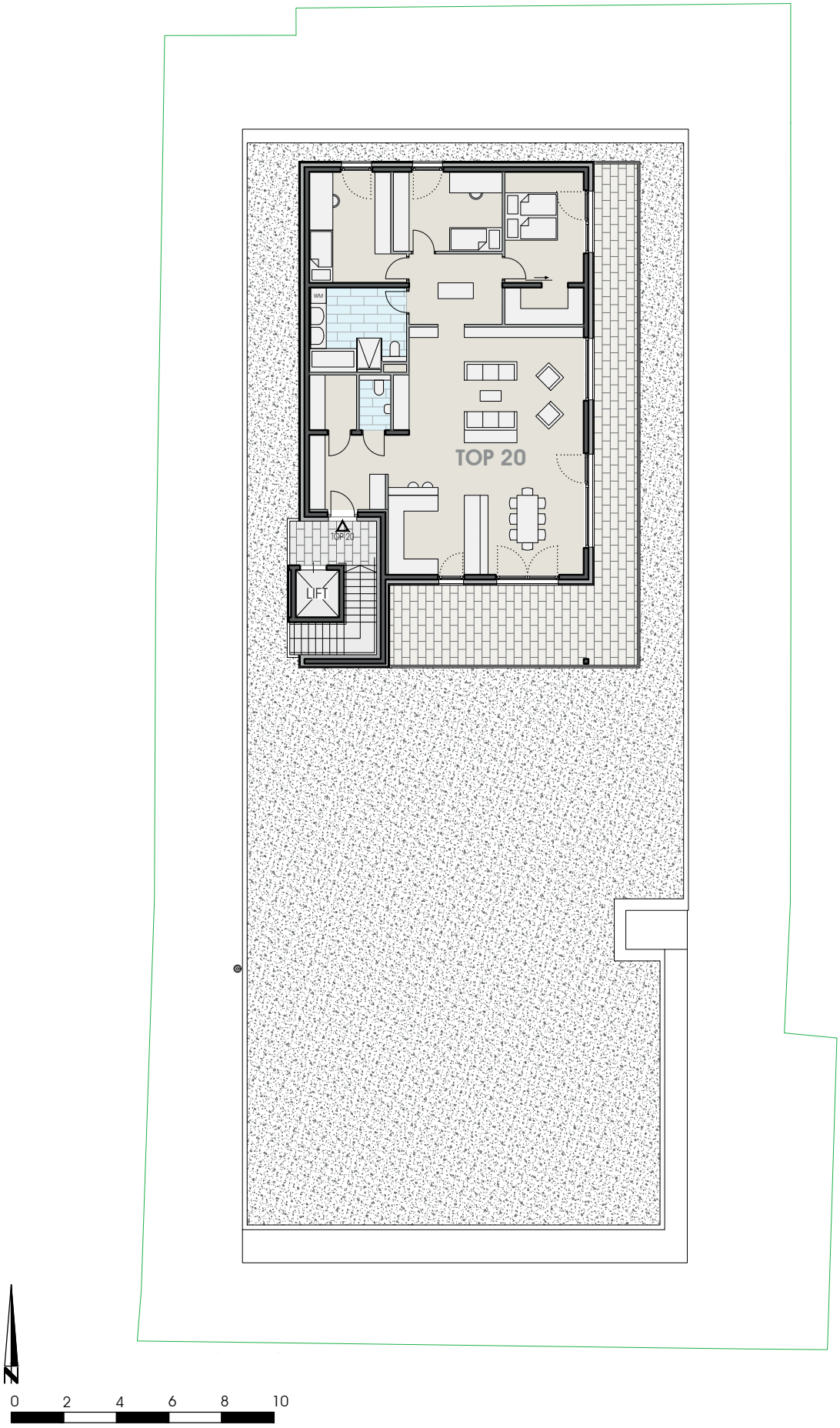

PKW-01
PKW-02
PKW-03
PKW-04
PKW-05
PKW-06
LIFT
KA 01 / FAHRR 5.79m²
KA 02 / FAHRR 5.79m²
KA 03 / FAHRR 5.79m²
KA 04 / FAHRR 5.53m²
KA 05 / FAHRR 5.01m²
KA 06 / FAHRR 5.00m²
KA 07 / FAHRR 5.00m²
KA 08 / FAHRR 5.02m²
KA 09 / FAHRR 5.50m²
KA 10 / FAHRR 5.50m²
KA 11 / FAHRR 5.50m²
KA 12 / FAHRR 5.01m²
KA 13 / FAHRR 4.75m²
KA 14 / FAHRR 6.70m²
KA 15 / FAHRR 6.70m²
KA 16 / FAHRR 6.70m²
KA 17 / FAHRR 6.40m²
KA 18 / FAHRR 6.14m²
KA 19 / FAHRR 7.96m²
KA 20 / FAHRR 9.29m²
WA/TR 9.60m²
WM
KIWA/SPORTG. 10.14m²
TOP 01
HEIZRAUM 18.73m²
TOP 01
0 2 4 6 8 10

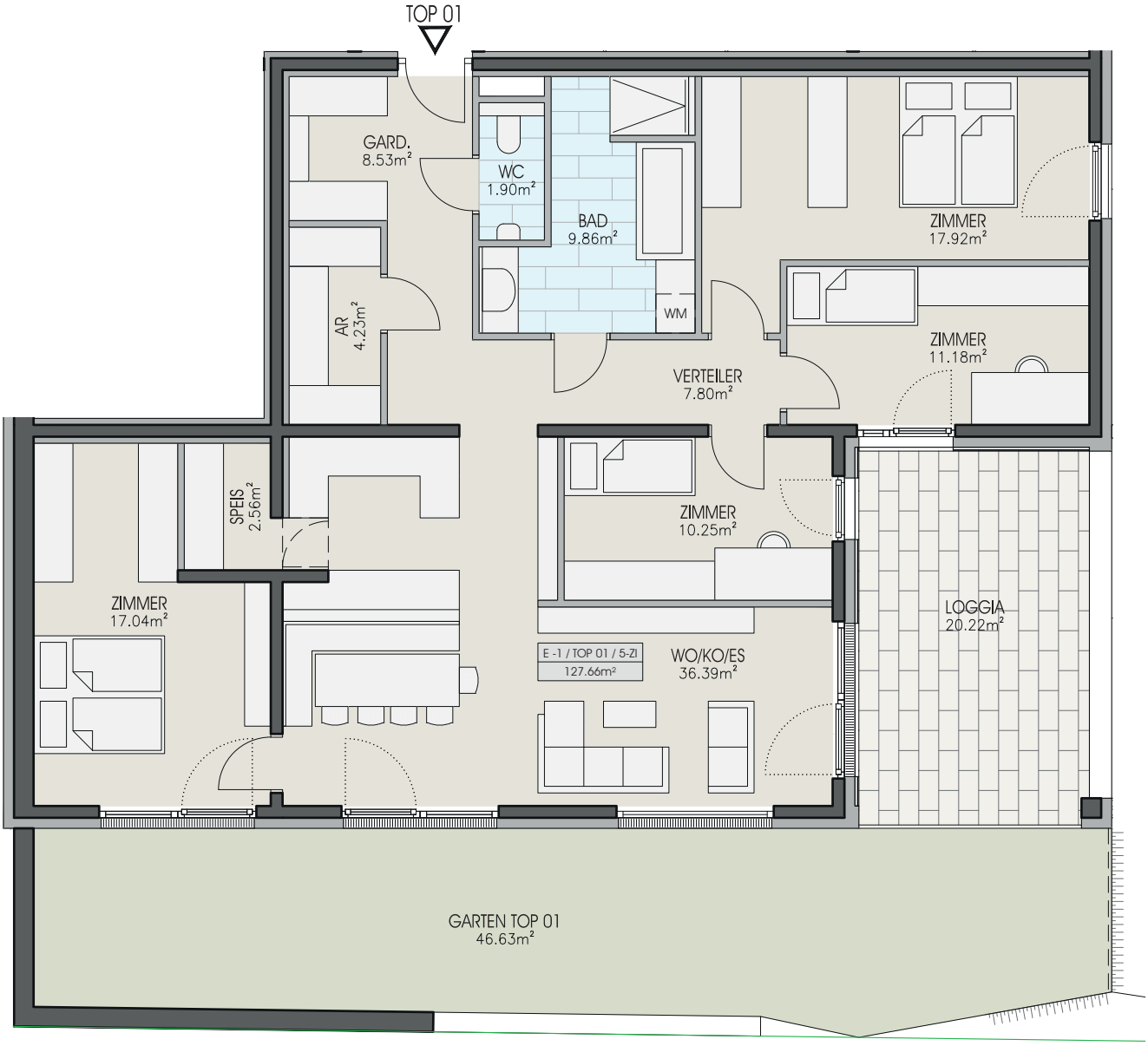

ZUGANG
TOP 02
TOP 03
TOP 04
LIFT
TOP 05
SPIELPLATZ
61.98m²
TOP 06
TOP 07
WM

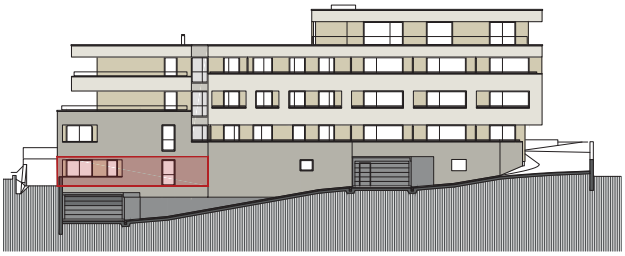

N
0
2
4
6
8
10

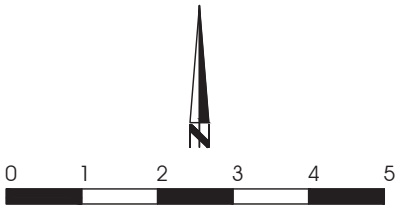
TOP 08
TOP 09
TOP 10
TOP 11
TOP 12
TOP 13
LIFT
WM
0 2 4 6 8 10


TOP 14
TOP 15
TOP 16
TOP 17
TOP 18
TOP 19
LIFT
WM
N
0 2 4 6 8 10


TOP 20
WM
TOP 20
LIFT
N
0 2 4 6 8 10



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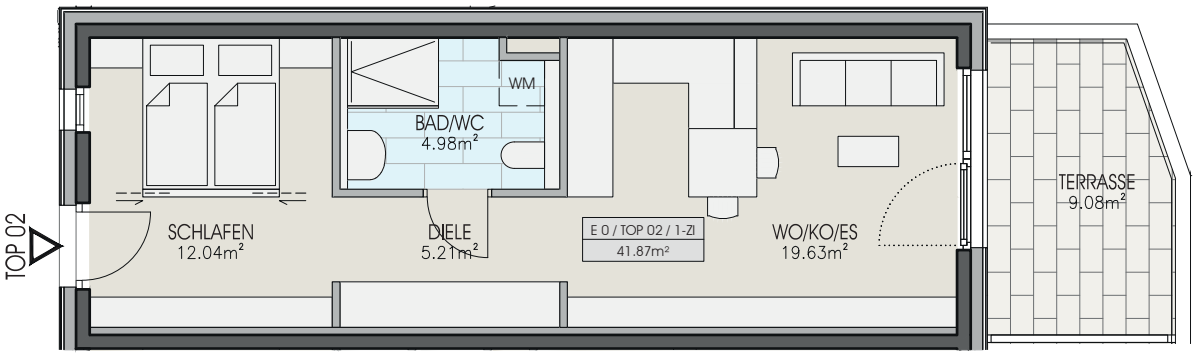
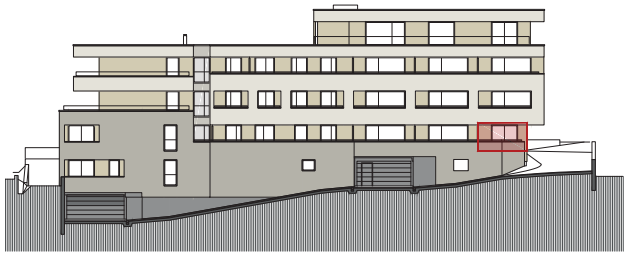
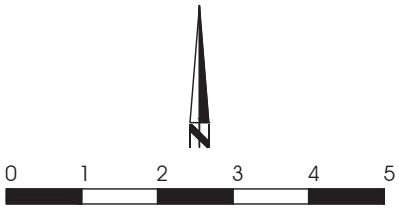
|---|---|---|---|
| Wohnnutzfläche NW | 129,18 m² | 5-Zimmer Wohnung | |
| Balkon/Terrasse | 20,22 m2 | Kaufpreis Wohnung | 545.200 € |
| Garten | 46,63 m2 | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,79 m2 | | |



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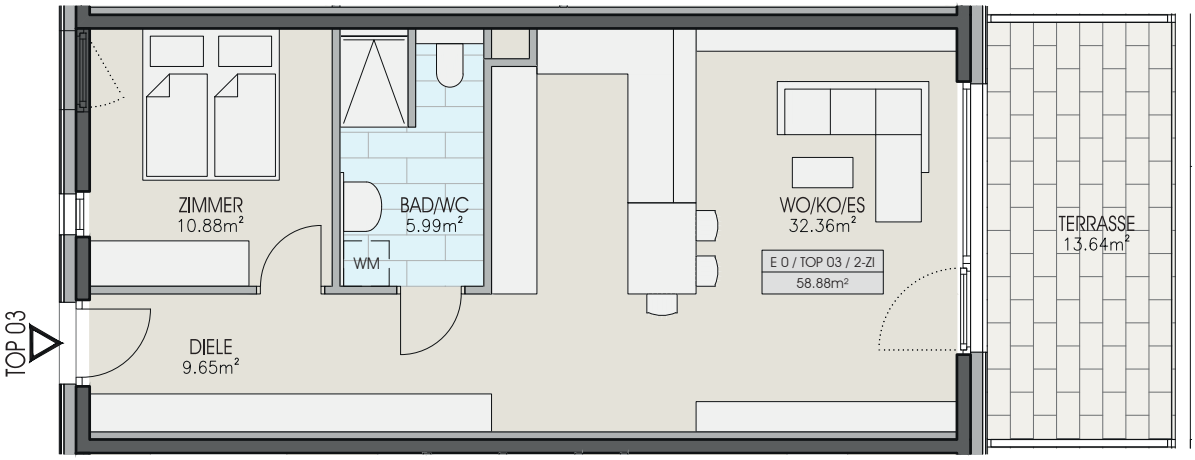
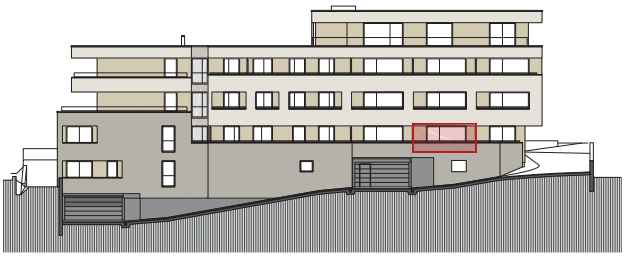
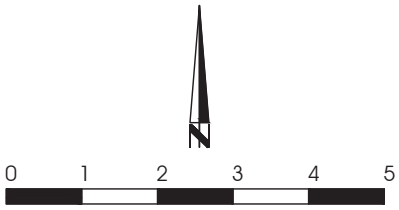
|---|---|---|---|
| Wohnnutzfläche NW | 41,89 m² | 1-Zimmer Wohnung | |
| Balkon/Terrasse | 9,08 m2 | Kaufpreis Wohnung | 194.300 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,79 m2 | | |



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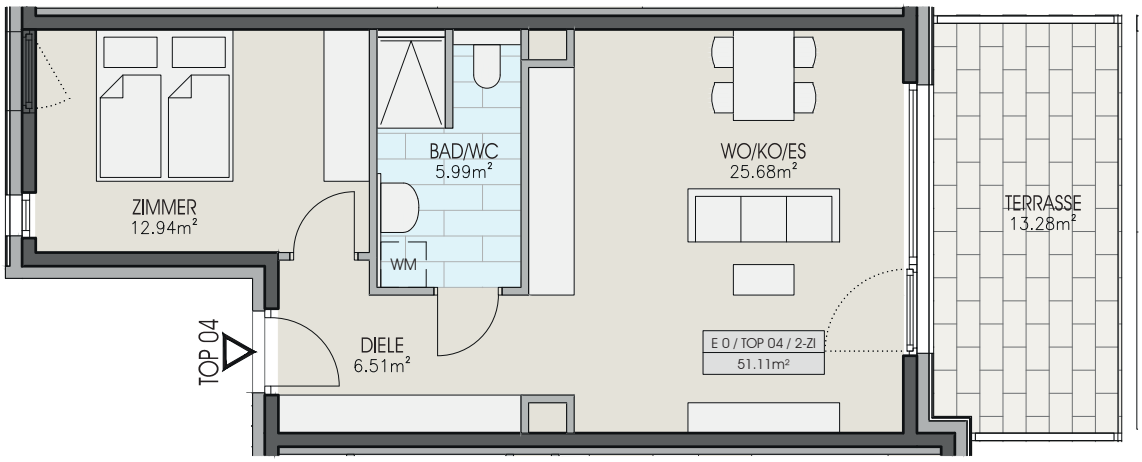
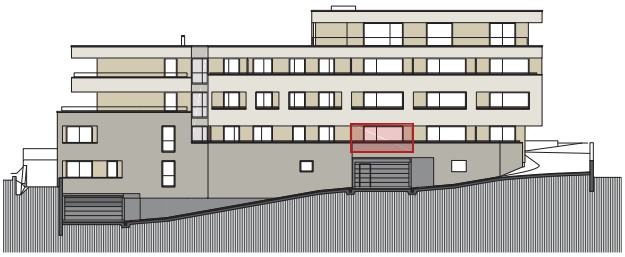
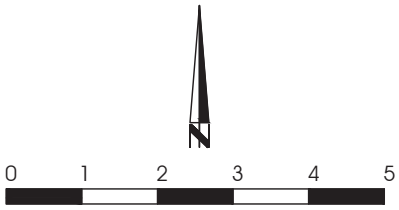
|---|---|---|---|
| Wohnnutzfläche NW | 58,88 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 13,64 m2 | Kaufpreis Wohnung | 274.100 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,79 m2 | | |



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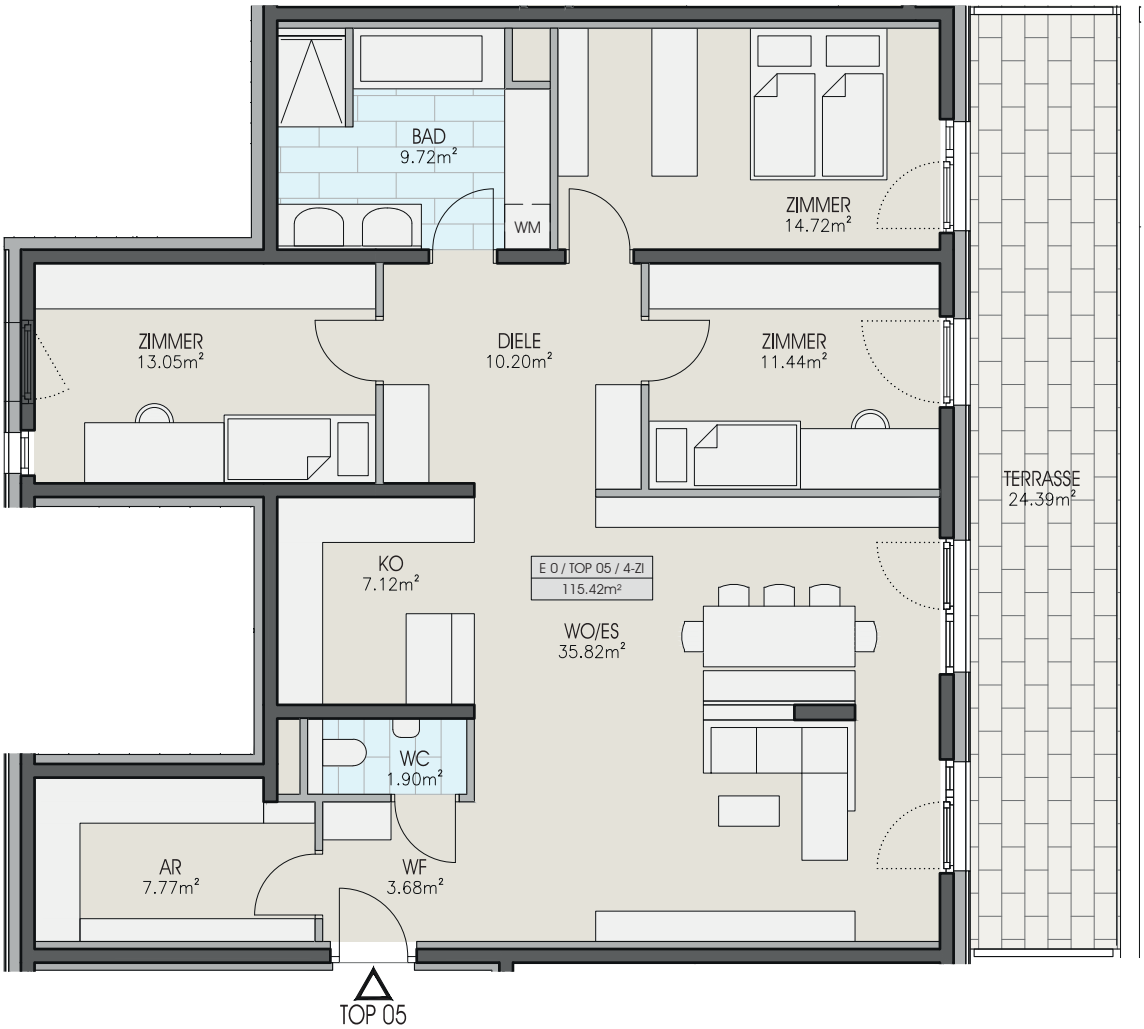
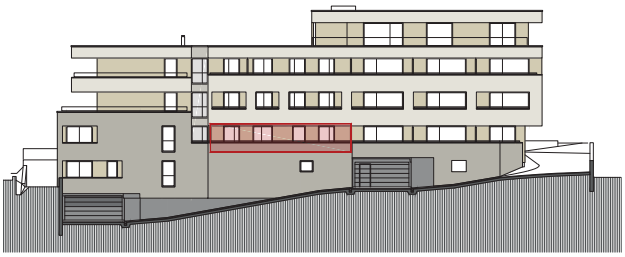
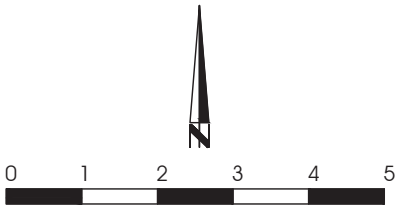
|---|---|---|---|
| Wohnnutzfläche NW | 51,11 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 13,28 m2 | Kaufpreis Wohnung | 239.500 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,53 m2 | | |



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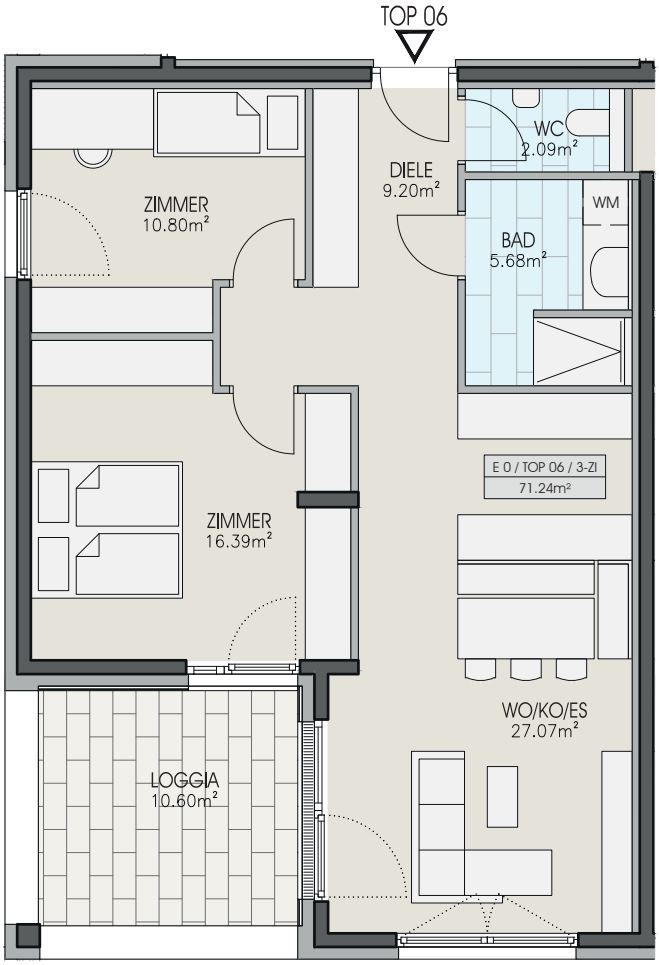
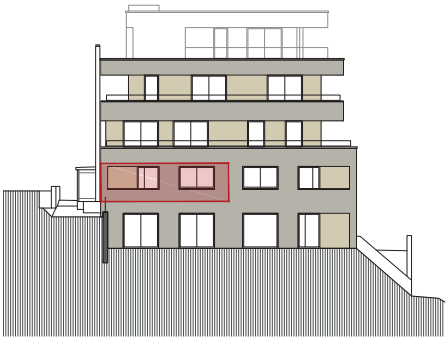
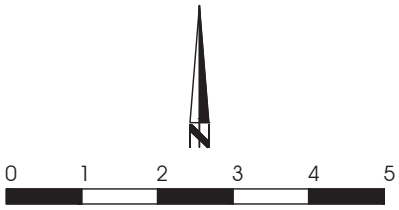
|---|---|---|---|
| Wohnnutzfläche NW | 115,42 m² | 4-Zimmer Wohnung | |
| Balkon/Terrasse | 24,39 m2 | Kaufpreis Wohnung | 534.700 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,01 m2 | | |



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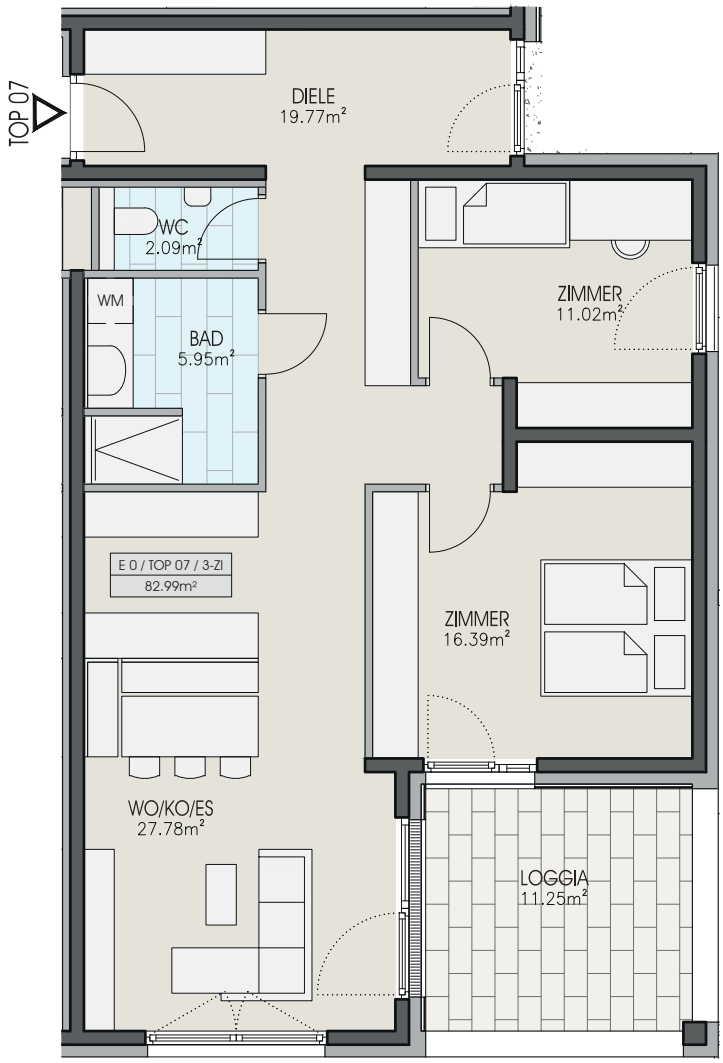
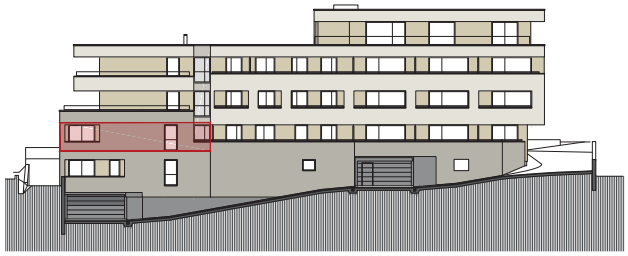
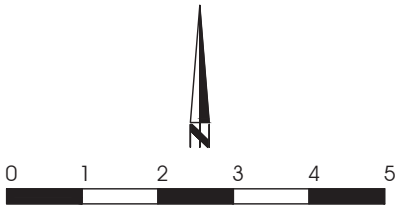
|---|---|---|---|
| Wohnnutzfläche NW | 71,24 m² | 3-Zimmer Wohnung | |
| Balkon/Terrasse | 10,6 m2 | Kaufpreis Wohnung | 325.100 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,0 m2 | | |



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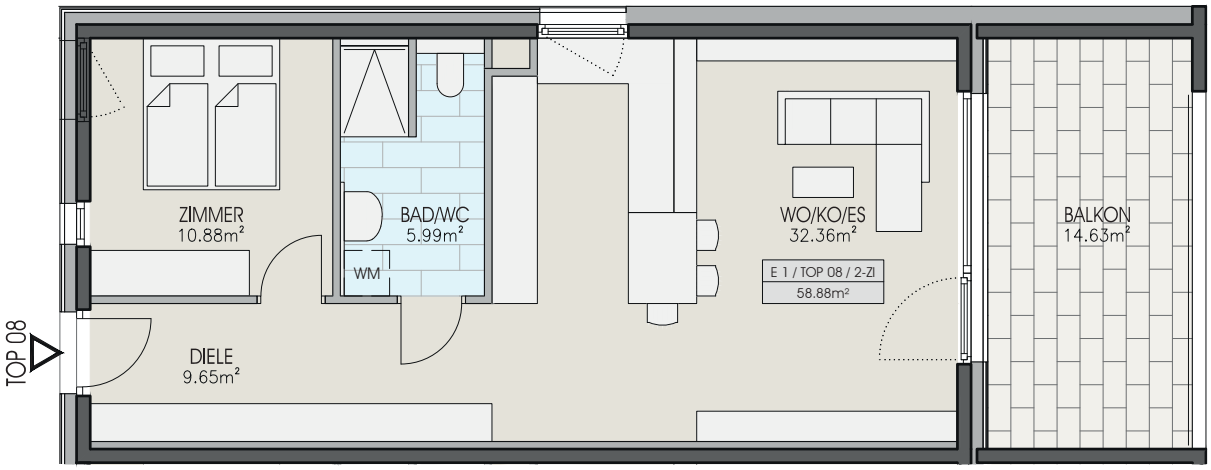
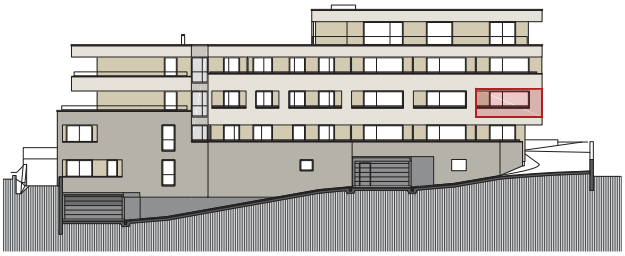
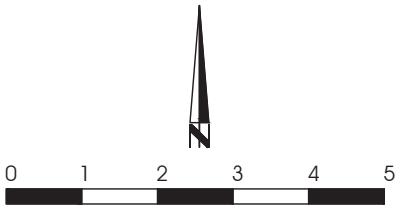
|---|---|---|---|
| Wohnnutzfläche NW | 82,99 m² | 3-Zimmer Wohnung | |
| Balkon/Terrasse | 11,25 m2 | Kaufpreis Wohnung | 395.800 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,0 m2 | | |



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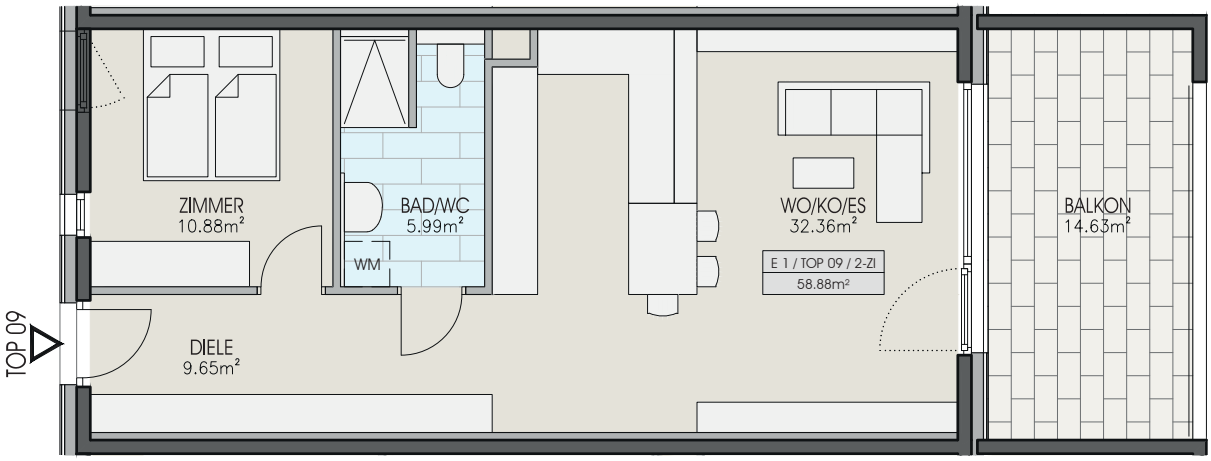
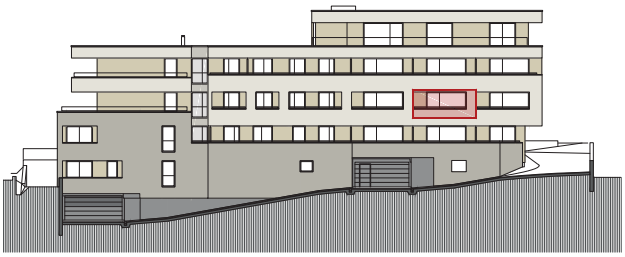
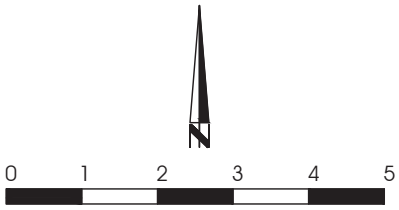
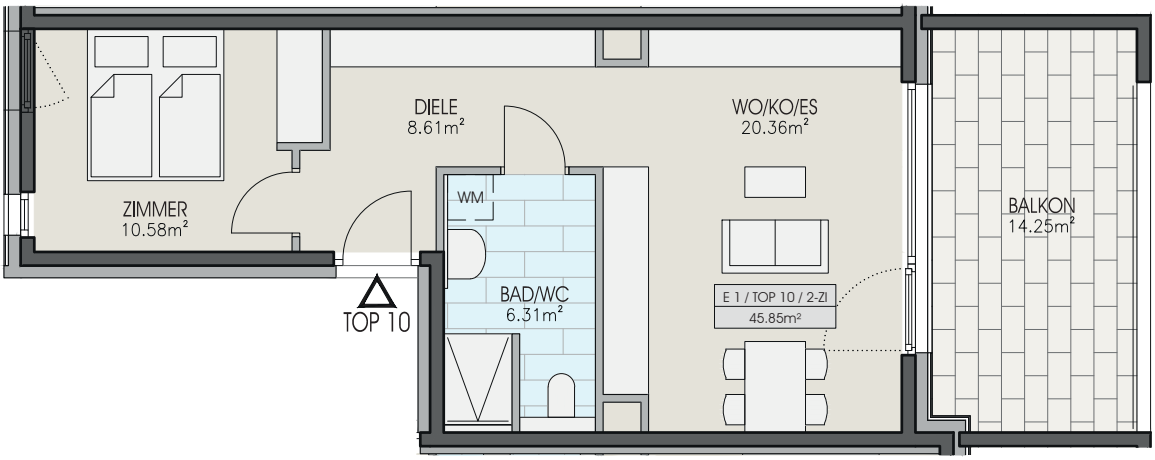
|---|---|---|---|
| Wohnnutzfläche NW | 58,88 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 14,63 m2 | Kaufpreis Wohnung | 280.300 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,02 m2 | | |

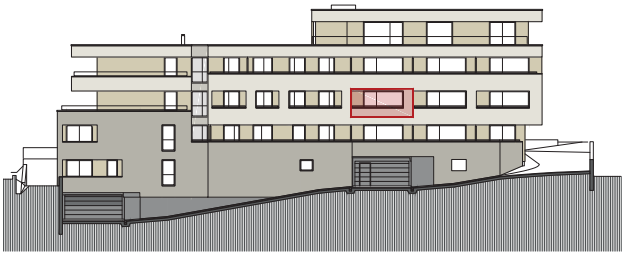


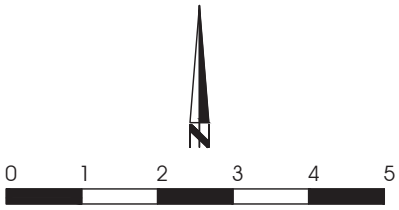





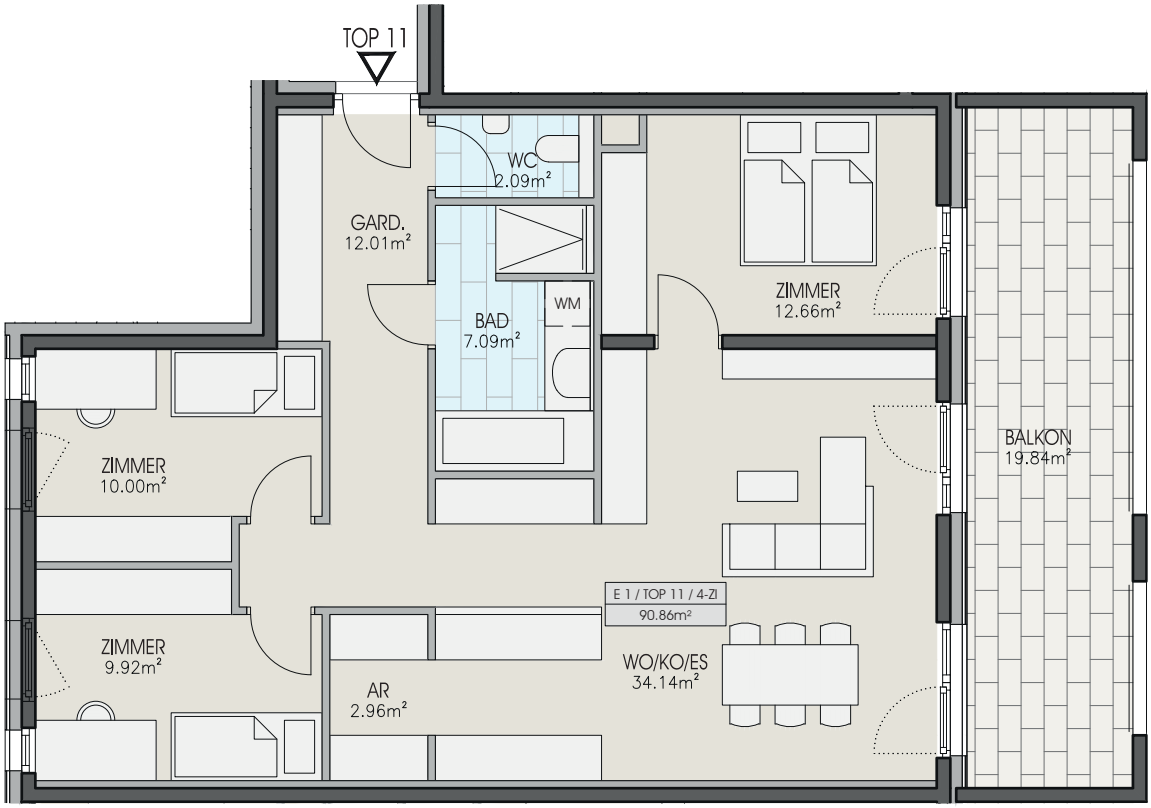

| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 58,88 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 14,63 m2 | Kaufpreis Wohnung | 280.300 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,5 m2 | | |

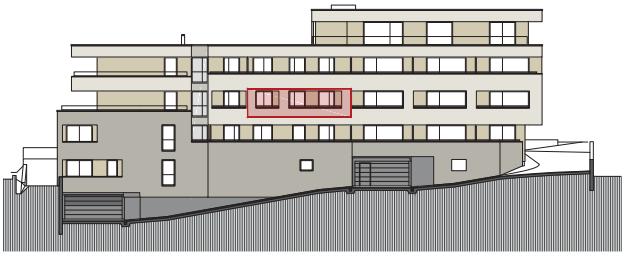


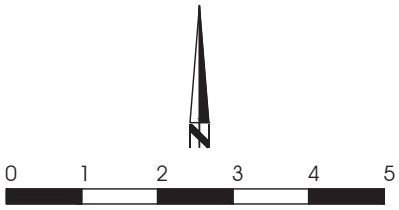






| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 45,85 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 14,25 m2 | Kaufpreis Wohnung | 221.400 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,5 m2 | | |



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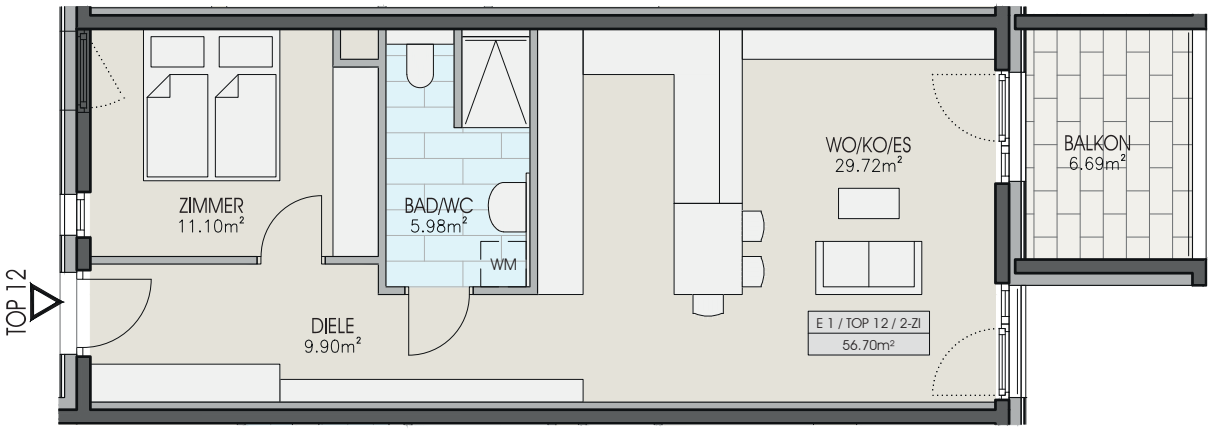
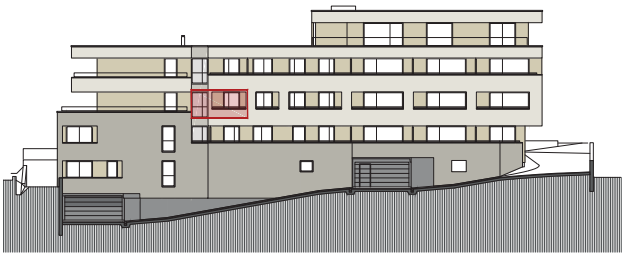
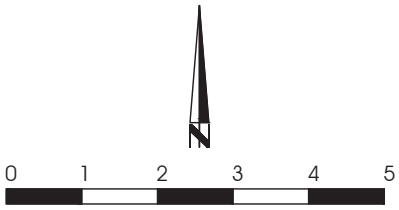
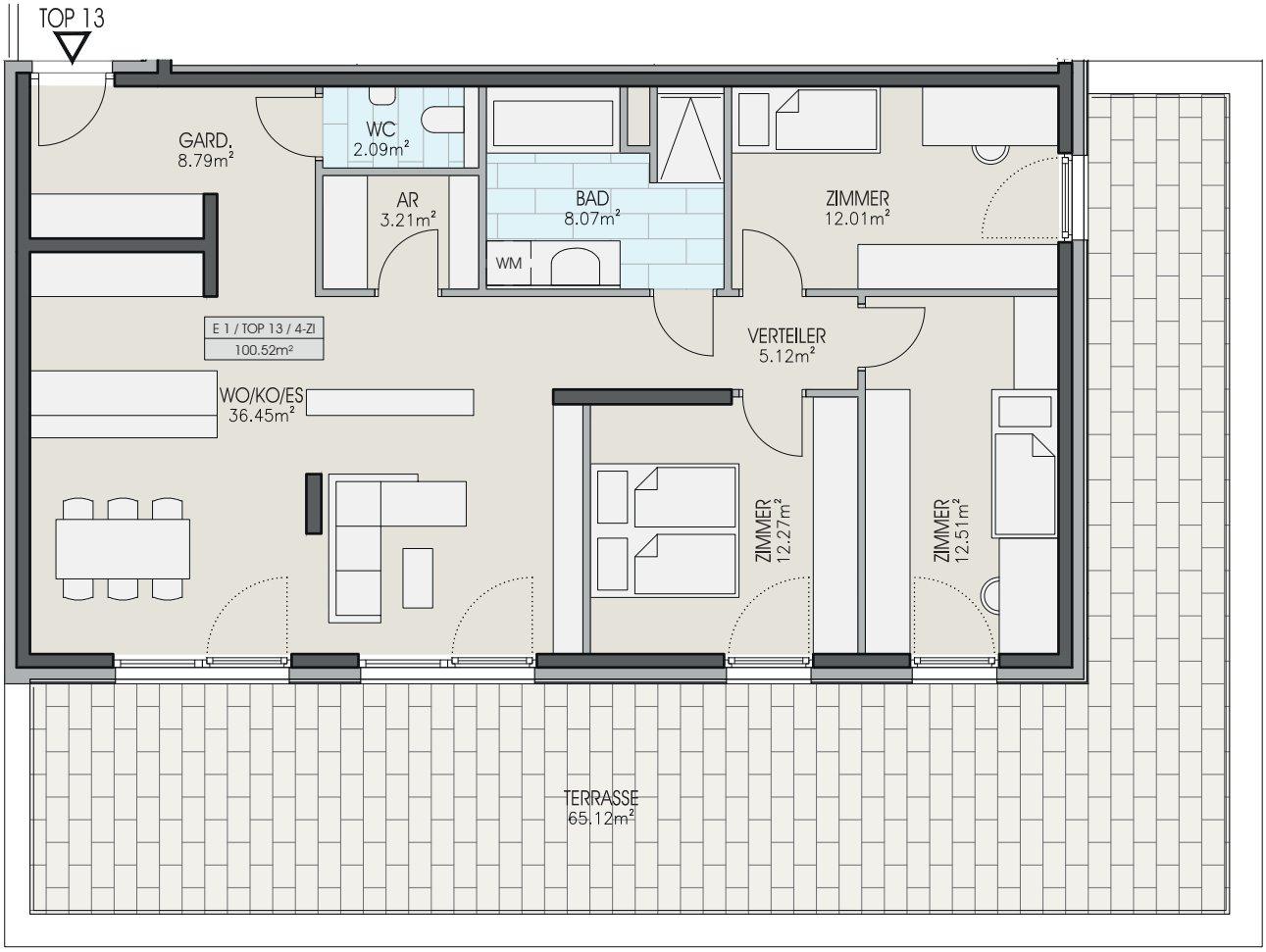
|---|---|---|---|
| Wohnnutzfläche NW | 90,86 m² | 4-Zimmer Wohnung | |
| Balkon/Terrasse | 19,84 m2 | Kaufpreis Wohnung | 429.600 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,5 m2 | | |

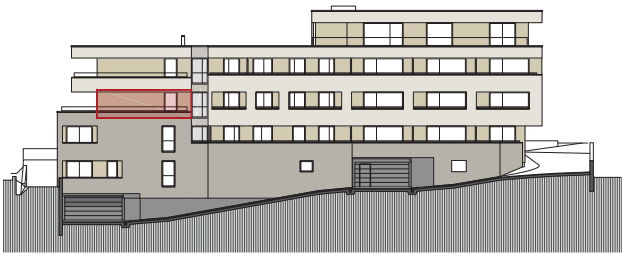


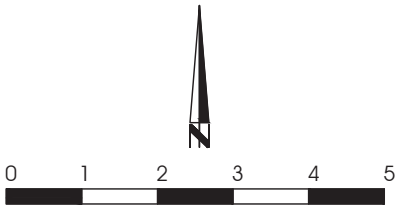





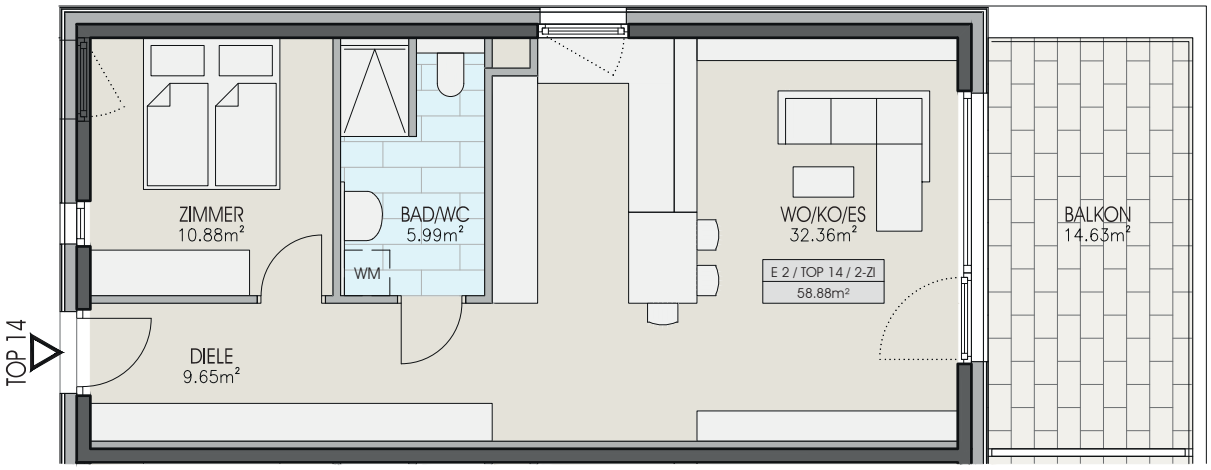

| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 56,7 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 6,69 m2 | Kaufpreis Wohnung | 261.800 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 5,01 m2 | | |

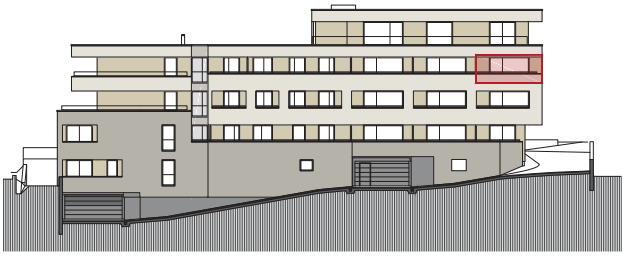


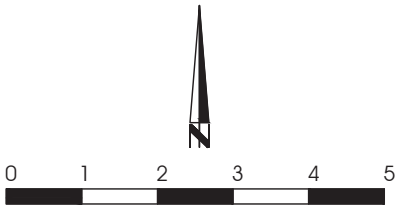





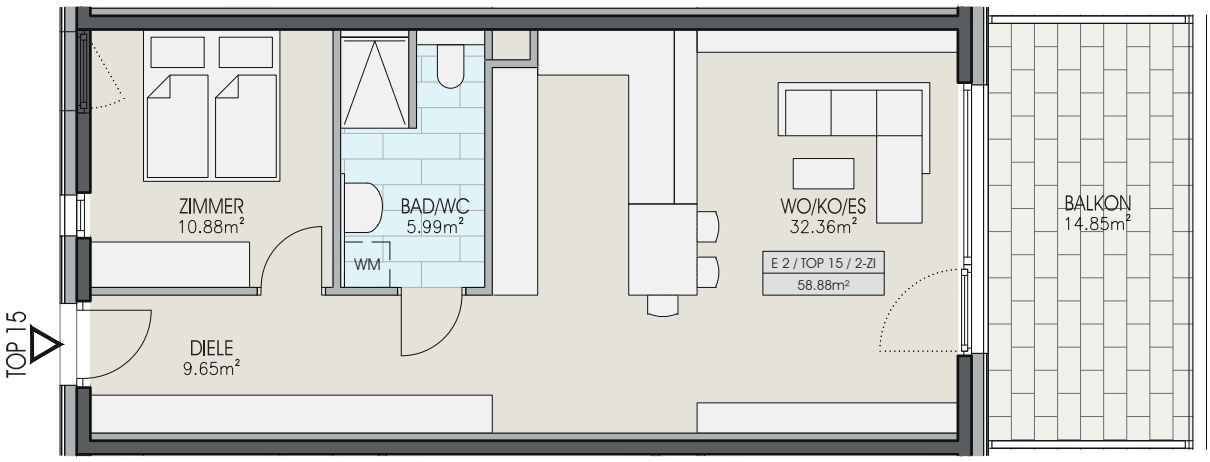

| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 100,52 m² | 4-Zimmer Wohnung | |
| Balkon/Terrasse | 65,12 m2 | Kaufpreis Wohnung | Preis auf Anfrage |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 4,75 m2 | | |

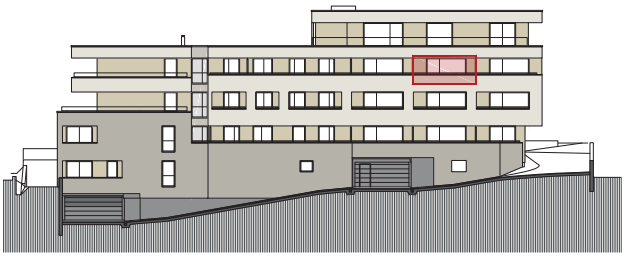


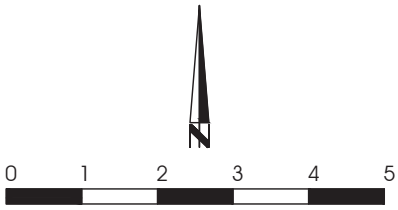





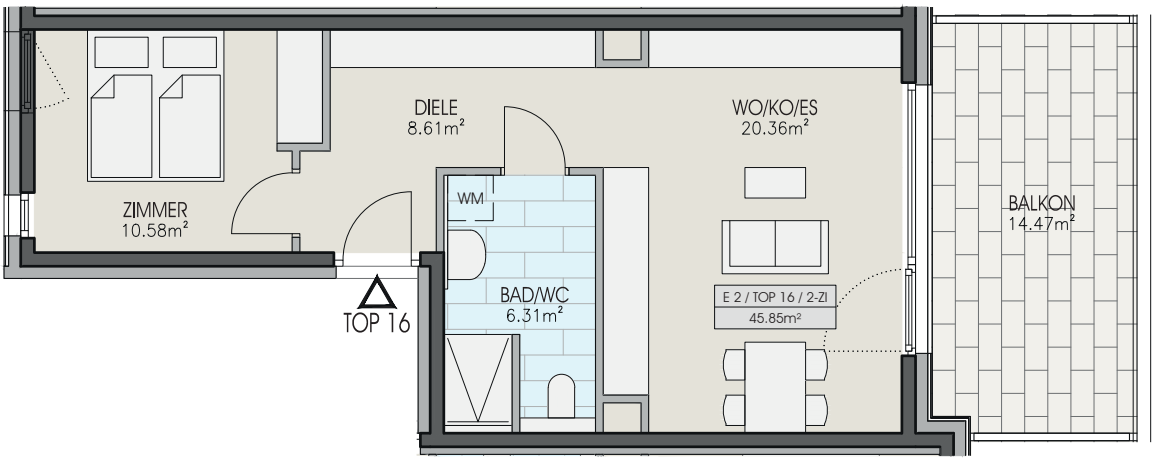

| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 58,88 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 14,63 m2 | Kaufpreis Wohnung | 280.300 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 6,7 m2 | | |

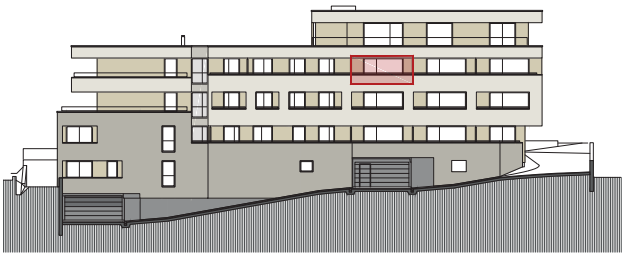


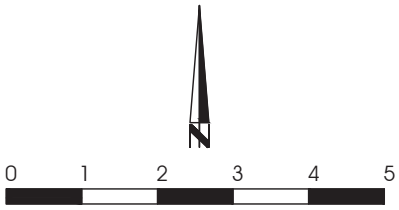





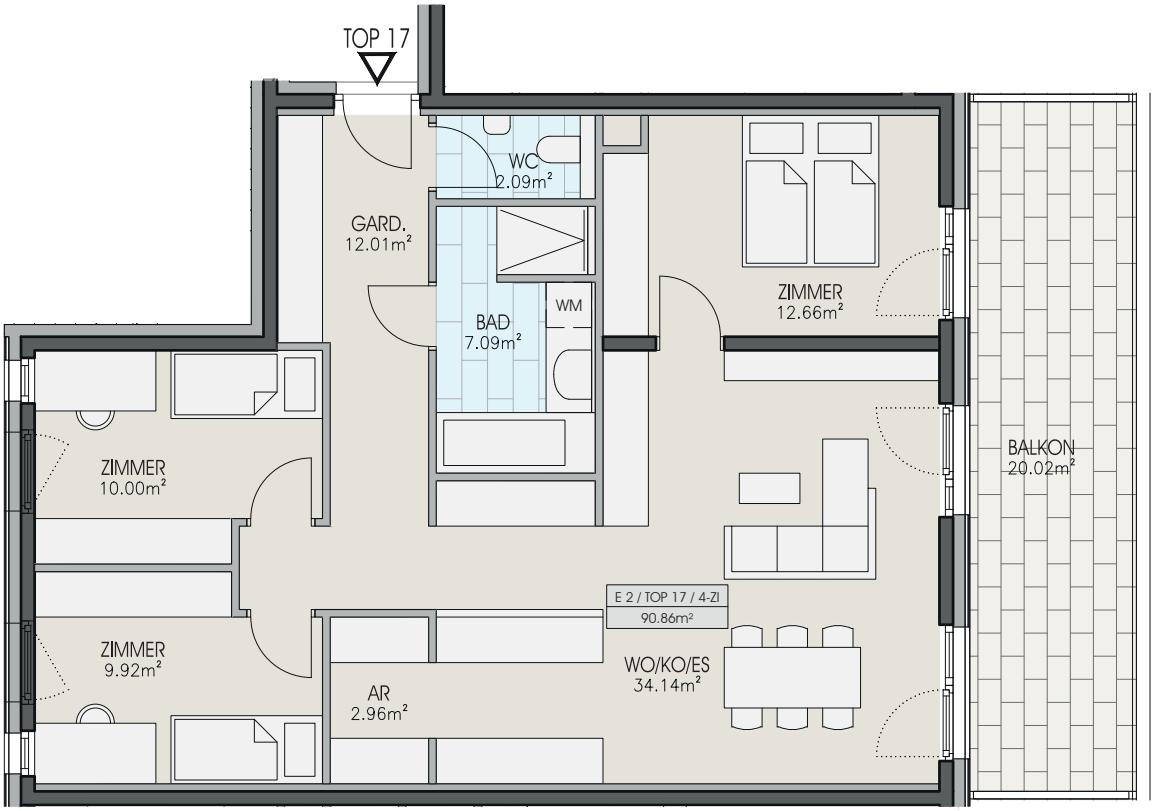

| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 58,88 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 14,85 m2 | Kaufpreis Wohnung | 285.800 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 6,7 m2 | | |

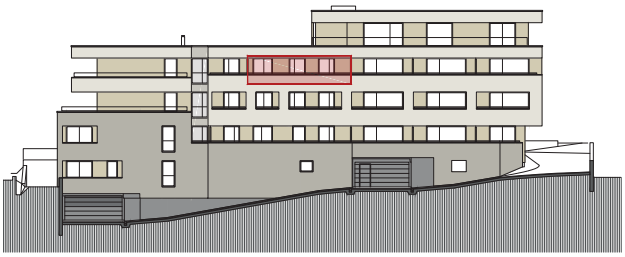


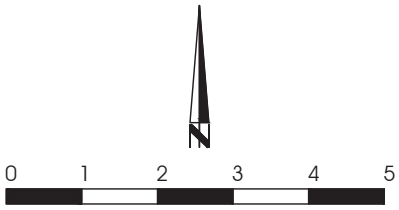





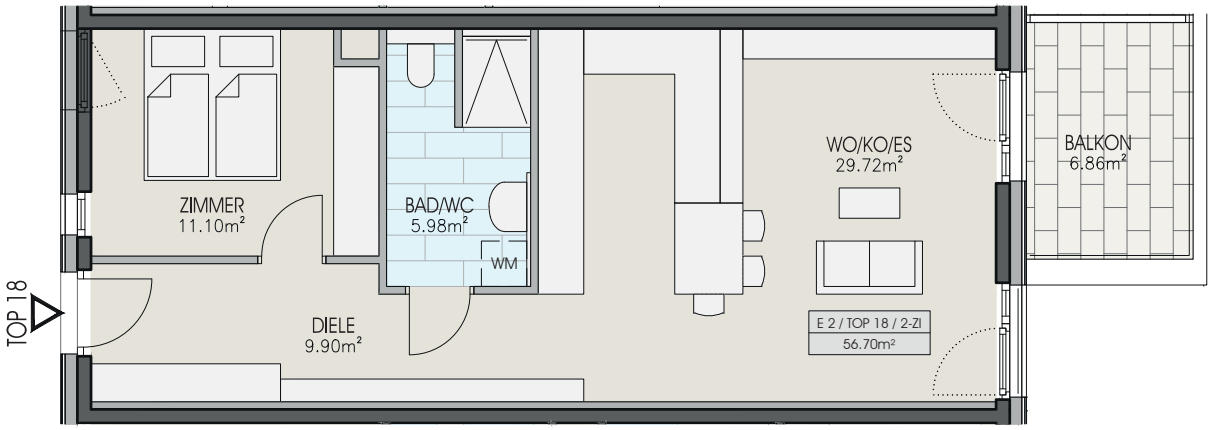

| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 45,85 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 14,47 m2 | Kaufpreis Wohnung | 225.700 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 6,7 m2 | | |

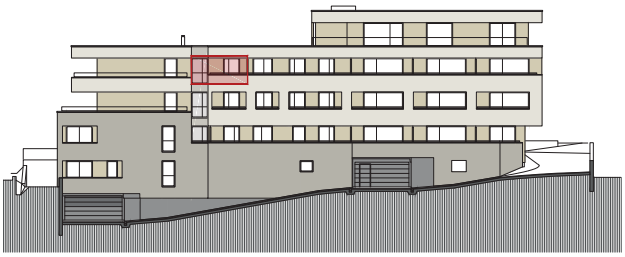


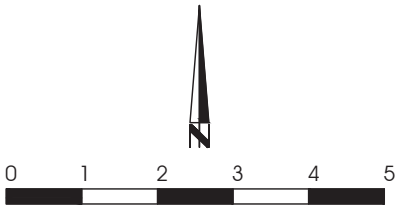





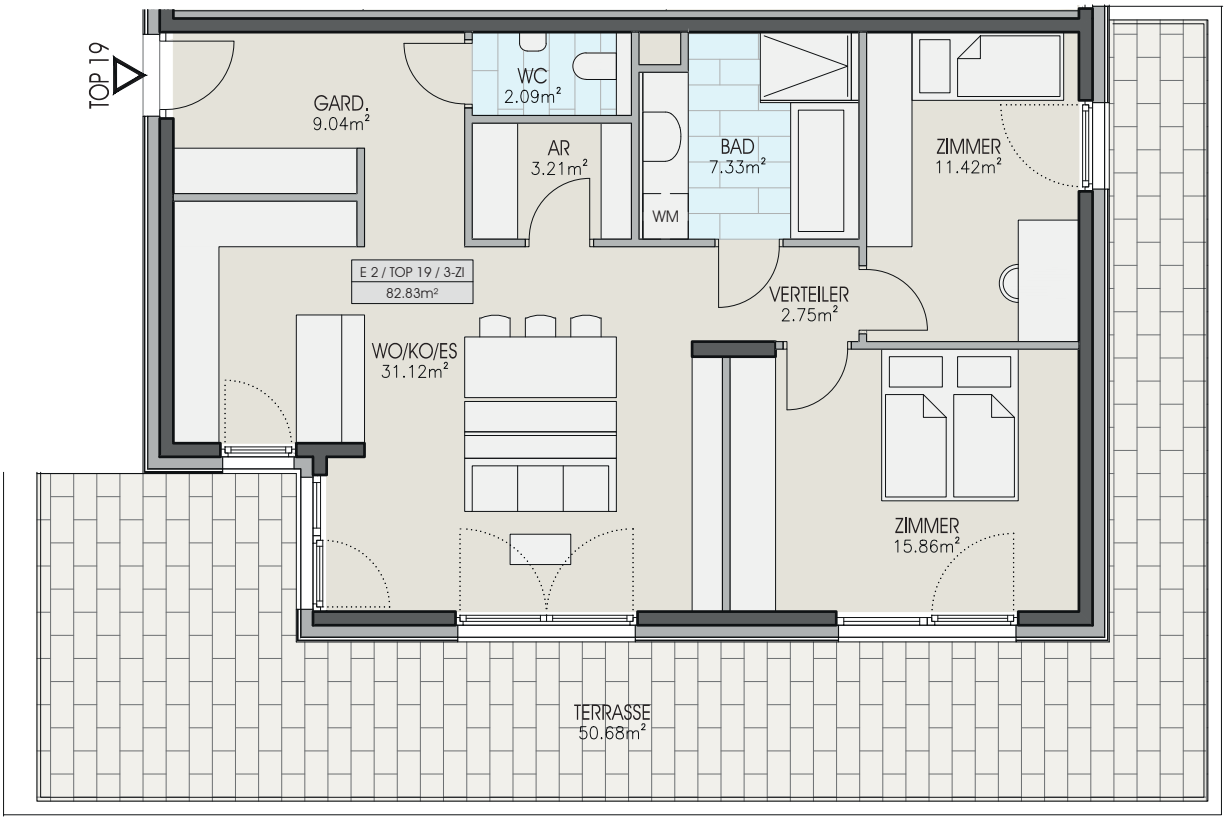

| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 90,86 m² | 4-Zimmer Wohnung | |
| Balkon/Terrasse | 20,02 m2 | Kaufpreis Wohnung | 437.800 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 6,4 m2 | | |

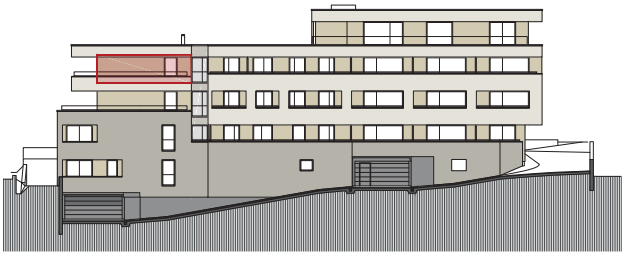


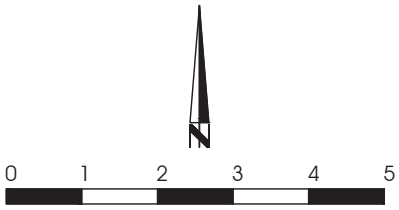





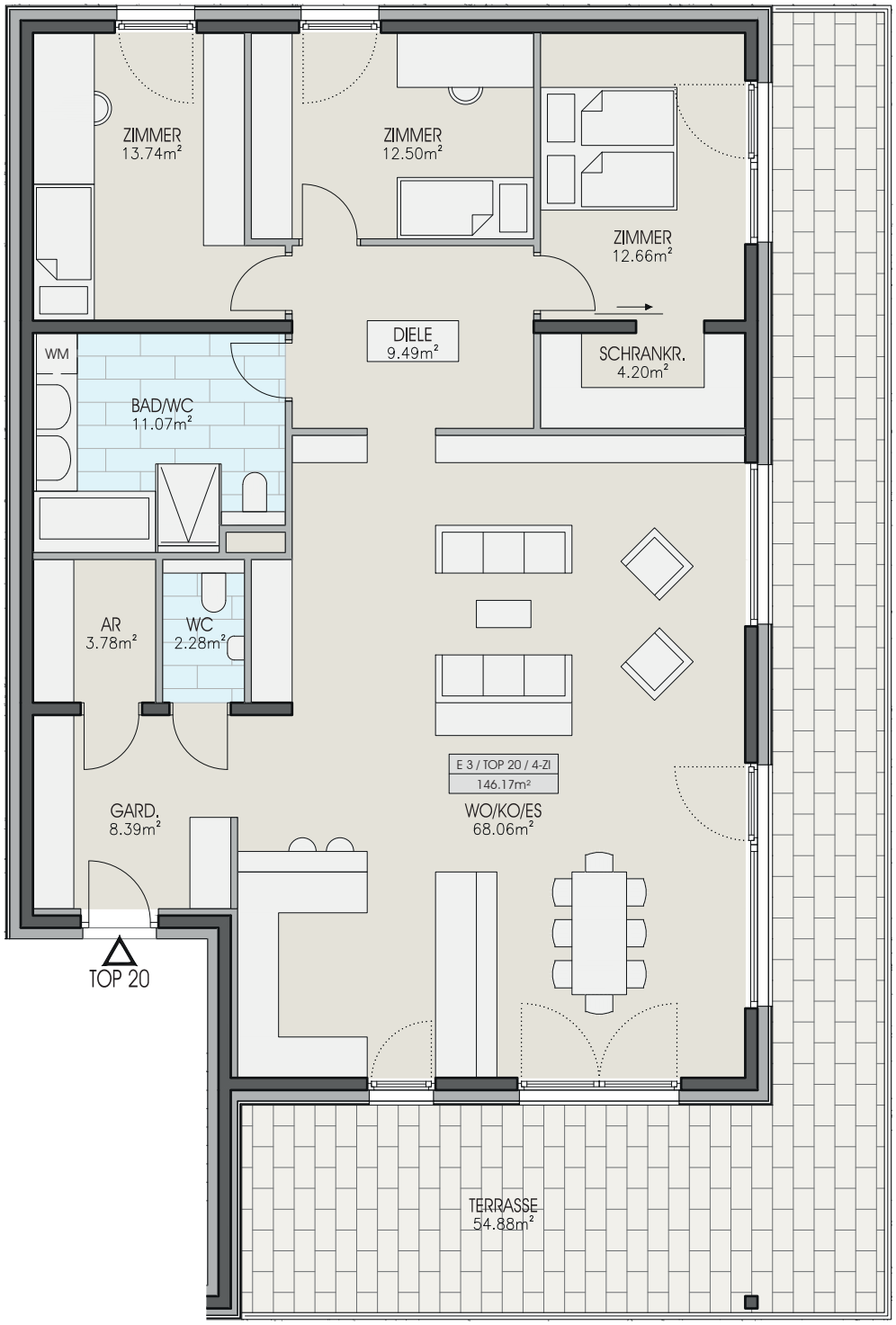

| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 56,7 m² | 2-Zimmer Wohnung | |
| Balkon/Terrasse | 6,86 m2 | Kaufpreis Wohnung | 267.000 € |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 6,14 m2 | | |

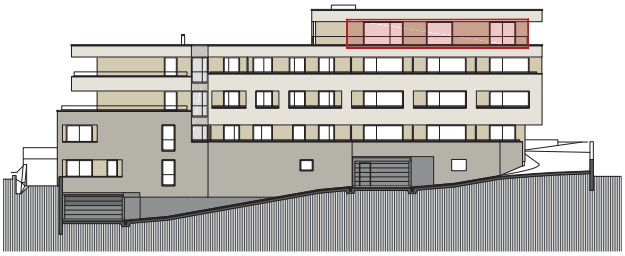


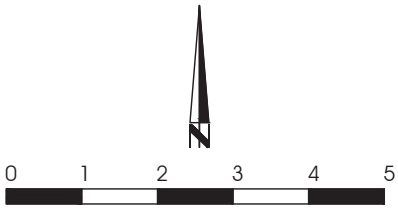






| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 82,83 m² | 3-Zimmer Wohnung | |
| Balkon/Terrasse | 50,68 m2 | Kaufpreis Wohnung | Preis auf Anfrage |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 7,96 m2 | | |






| | | | |
|---|---|---|---|
| Wohnnutzfläche NW | 146,01 m² | 4-Zimmer Wohnung | |
| Balkon/Terrasse | 54,88 m2 | Kaufpreis Wohnung | Preis auf Anfrage |
| Garten | | Kaufpreis Tiefgarage | 20.000 € |
| Lager | 9,29 m2 | | |

## Zahlungsplan nach Bauträgervertragsgesetz

| | |
|---|---|
| 10 % des Kaufpreises bei Baubeginn (rechtskräftige Baubewilligung | Juli 2021 |
| 30 % des Kaufpreises bei Fertigstellung des Rohbaus und des Daches | April 2022 |
| 20 % des Kaufpreises bei Fertigstellung der Rohinstallationen | Mai 2022 |
| 12 % des Kaufpreises bei Fertigstellung der Fassade und der Fenster mit Verglasung | Juli 2022 |
| 17 % des Kaufpreises bei Bezugsfertigstellung | Oktober 2022 |
| 9 % des Kaufpreises bei Gesamtfertigstellung | November 2022 |
| 2 % bei Gesamtfertigstellung (Besicherung durch Bankgarantie) | November 2022 |

## Kaufnebenkosten

3,5 % Grunderwerbssteuer

1,1 % Eintragungsgebühr

1,8 % Errichtung des Kaufvertrages, Wohnungseigentumsvertrag, Verbücherung, Treuhandabwicklung zuzüglich Barauslagen und Beglaubigungskosten

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6,4 % Gesamt

KHS 2021 - 11 - 18 Technische und baurechtliche Änderungen vorbehalten.