Dream Property by the Vineyards: Spacious Building Plot (1,295 m²) in Prime Perchtoldsdorf Location

📍 2380 Perchtoldsdorf, Proximity: südwestlich der Altstadt

€ 625.000,- purchase price

Plans

www.homefinding.at

About Property

For sale is this beautiful, approx. 1,295 m² building plot situated in a nice residential area right on the outskirts of Vienna. Located southwest of the historic center of Perchtoldsdorf, the plot partially borders idyllic vineyards – a perfect fit for anyone seeking peaceful view and nature without sacrificing first-class infrastructure.

Plot Details & Building Specifications
The plot features a sunny north-south orientation and a gentle slope, guaranteeing beautiful views. With a width of approximately 18 meters, it offers the ideal foundation for constructing a spacious detached fami home. There is currently a small existing building on the property.

• Zoning (Widmung): Bauland / Wohngebiet (Residential Area)
• Building Style (Bauweise): Open or semi-detached construction (Offene oder gekuppelte Bauweise)
• Building Class (Bauklasse): Classes 1 and 2 permitted
• Building Density (Baudichte): Maximum gross floor area density of 25%

Location
The historic center of Perchtoldsdorf is just about 1 km away, offering excellent restaurants, traditional wi taverns ("Heurige"), supermarkets, schools, and medical care. The bus lines 256 and 258, as well as the commuter rail (S-Bahn S1–S4), provide quick and convenient connections to the Liesing train station and Vienna city center (Wien Mitte).

Important Legal & Financial Information
• Purchase Price: € 625,000.-
• Utilities & Development (Aufschließung): The plot is currently undeveloped (no connection to electricity, water, or sewage). The municipal development fee ("Aufschließungsabgabe") is approx. € 55,000.- and i payable upon the official building plot declaration ("Bauplatzerklärung").
• Connections: Access to utility lines is possible via the southern boundary of the property.
• Land Registry (Grundbuch): The property is subject to an easement (Servitut) granting rights for utility li (electricity/water) as well as vehicle and pedestrian access.

Purchase Side Costs (Kaufnebenkosten)
In addition to the purchase price, the standard Austrian ancillary costs apply:
• 3.5% Real estate transfer tax (Grunderwerbsteuer)
• 1.1% Land registry registration fee (Grundbucheintragung)
• 3.0% Brokerage commission (plus 20% VAT)
• Legal fees for contract drafting and escrow services (Notary or Attorney)
Take advantage of this rare opportunity to build your own home with genuine Vienna Woods charm.
Request the detailed exposé today!

General

Propertynumber	11822
Property type	Grundstück

Costs

purchase price	€ 625.000,-

Provision	€ 3%

Keyfacts

Grundfläche	1295m^2
Property age	--
condition	--
Available from	sofort
Contract type	--

Furnishing

Flooring	--
parking	--
kitchen	nein

Energy Performance Certificate

Information	Der Energieausweis wurde angefordert, aber noch nicht zur Verfügung ges

Lage

Verkehrsanbindung	256, 258, S-Bahn (S1, S2, S3, S4)
Nähe	südwestlich der Altstadt