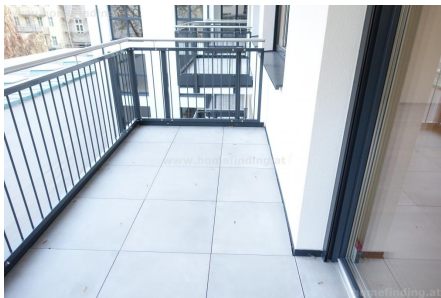
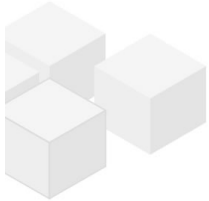


first time use: brand new apartment with balcony

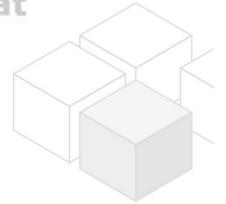
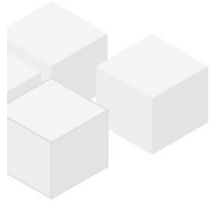
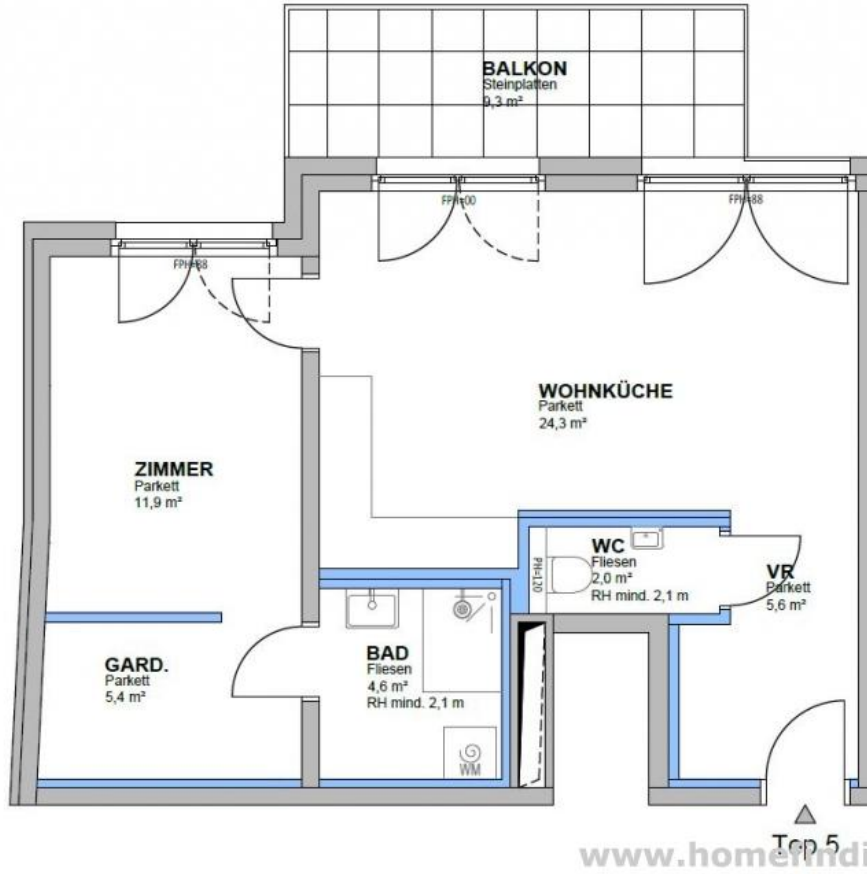


📍 1040 Wien, Proximity: Waaggasse, Mayerhofgasse, Wiedner Hauptstraße

€ 548.000,- purchase price



Plans



About Property

Great brand new apartment in calm but central location - walking distance to Naschmarkt. public lines 1, 62, U1, 13A, 59A, Badner Bahn connect fast with city centre, shopping facilities (supermarket, bakery shops, ..) can be found nearby.

the apartment shows following rooms:

entree, living dining room (incl. plugs for kitchen) with balcony, bedroom with walk in closet and bathroom (shower), separate toilet

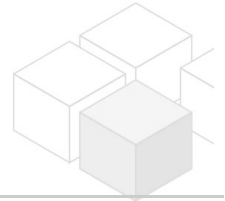
Equipment: wooden and tiled floors, floor heating, balcony (9,3m²), elevator, basement, common room for bikes. garage can be bought as well.

purchase price -> following costs come on top:

- . 3,5% land transfer fee
- . 1,1% land registry fee
- . commission: 3% of purchase price + 20% VAT
- . costs of lawyer/ notary: 2% of purchase price + 20% VAT
- . court fees
- . bank loan,...

General

Property number	10221
Property type	Wohnung



Costs

purchase price	€ 548.000,-
operating cost	€ 160.44

Keyfacts

living area	53.8m ²
rooms	2
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

Furnishing

type of heating	Zentralheizung
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Flooring	Parkettboden
parking	Garage
kitchen	nein
elevator	ja
Kabelfernsehen	ja
Barrierefrei	nein

Energy Performance Certificate

HWB Energieklasse	B
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Lage

Verkehrsanbindung	1, 62, U1, 13A, 59A, Badner Bahn
Nähe	Waaggasse, Mayerhofgasse, Wiedner Hauptstraße

