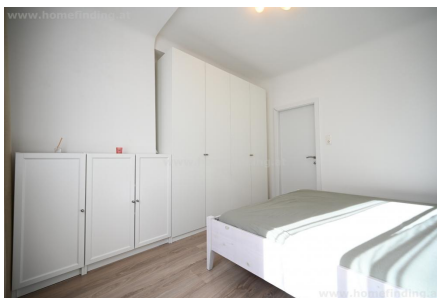


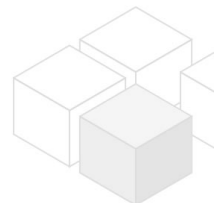
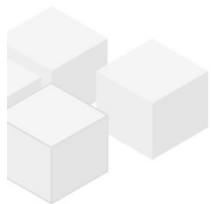
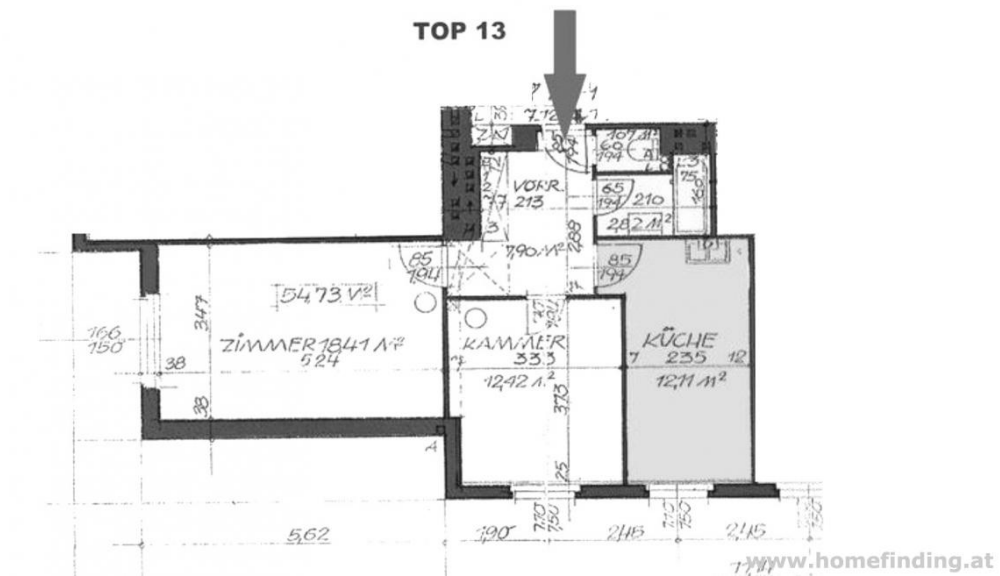
close to Prater/ Donaukanal: furnished 2 rooms

📍 1020 Wien, Proximity: Rustenschacherallee/ Grüner Prater/ Jesuitenwiese

€ 295.000,- purchase price



Plans



About Property

This nice furnished apartment with 2 rooms is situated on 2nd floor of a building close to Grüner Prater.

LOCATION

public transportation (4A, 80A) connect to and shopping facilities, restaurants, supermarkets, under ground.

PROPERTY

On 55m² living space the apartment offers following rooms:

- .entree
- .living dining room
- .separate kitchen with breakfast table + window
- .bedroom
- .bathroom with tub
- .toilet.

equipment:

- .fully furnished
- .wooden and tiled floors
- .inside blinds
- .basement
- .common room for bikes

COSTS

Following costs must be paid on top:

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

General

Property number	11360
Property type	Wohnung

Costs

purchase price	€ 295.000,-
operating cost	€ 218.28

Keyfacts

living area	54.73m ²
rooms	2
bedroom	1

bath	1
WC	1
Property age	Neubau
condition	gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	115
HWB Energieklasse	D

Lage

Verkehrsanbindung	4A, 80A, U3 Rochusgasse, 1
Nähe	Rustenschacherallee/ Grüner Prater/ Jesuitenwiese

