

## first time use: nice apartment with terrace

📍 1220 Wien, Proximity: Rennbahnweg, Wagramer Straße

€ 1.599.900,- purchase price



## About Property

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First time use: bright apartment with terrace near U1 Rennbahnweg

### LOCATION

Shops, restaurants, supermarktes, pharmacies etc. can be found nearby. The shopping mall "Donauzentrum" can be reached quickly and offers a big variety of shops. Public lines are within walking distance and offer a quick transfer to other districts.

### PUBLIC TRANSPORT

U1, 25A

### PROPERTY

The apartment offers following rooms on two floors

>level 1:

- .entree
- .2 bedrooms with access to the terrace
- .bathroom (shower, tub, toilet)

>level 2:

- .entree (with extra exit from the elevator)
- .living dining room with open kitchen and terrace
- .bedroom with bathroom (shower, tub, toilet)
- .guest toilet
- .storage room

### EQUIPMENT

- .wooden and tiled floors
- .ca. 74,20m<sup>2</sup> terrace
- .floor heating
- .outside blinds
- .garage space can be rented separatly

### COSTS

purchase price: Following costs must be paid on top:

- . 3,5% land transfer fee
- . 1,1% land registry fee
- . 1,5% of purchase price + 20% VAT for notary/lawyer
- . ca 260.00 cash expenditure
- . if needed: bank loan
- . commission free for the buyer

## General

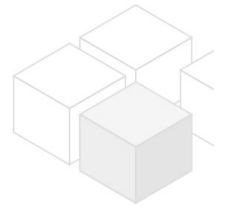
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Propertynumber	11394
Property type	Wohnung

## Costs

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purchase price	€ 1.599.900,-
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operating cost € 311

## Keyfacts

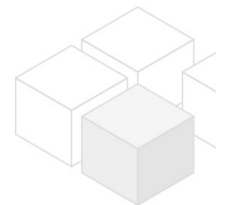
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living area	179.36m <sup>2</sup>
rooms	4
bedroom	3
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
elevator	ja



## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	33
fGEE	0.71

## Lage

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Verkehrsanbindung	U1, 25A
Nähe	Rennbahnweg, Wagramer Straße