

First time use- nice semi detached house

📍 1220 Wien, Proximity: Kirschenalle

€ 1.099.900,- purchase price



About Property

first time use - nice house with 4 bedrooms

LOCATION

supermarkets, restaurants, shops, pharmacies etc. are in the near area and can be quickly reached by car. Public lines are within walking distance and connect quickly with other districts.

PUBLIC TRANSPORT

88B, 98A

PROPERTY

The house offers following rooms on 4 floors

>ground floor

.entree

.living dining room with open kitchen and access to garden and terrace

.guest toilet

.storage room

>first floor

.hallway

.3 bedrooms

.bathroom (shower, tub, toilet)

>second floor

.bedroom with terrace

.bathroom (shower, toilet)

>basement

.hallway

.3 rooms

EQUIPMENT

wooden and tiled floors, air condition, air-water heat pump, ca. 42.9m² terrace

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

Property number 11433

Property type Haus

Costs

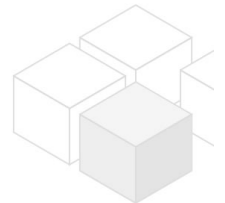
purchase price	€ 1.099.900,-
operating cost	€ 161

Keyfacts

living area	160.02m ²
Grundfläche	240.8m ²
Kellerfläche	53.53m ²
rooms	5
bedroom	4
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
Klimaanlage	ja
Terrasse	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	38
fGEE	0.67

Lage

Verkehrsanbindung	88B, 98A,
Nähe	Kirschenalle