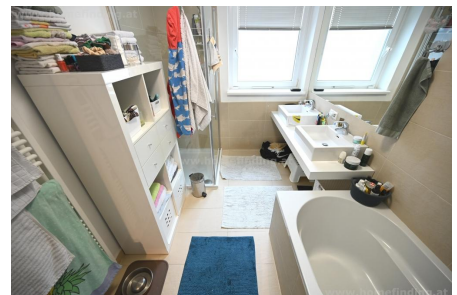


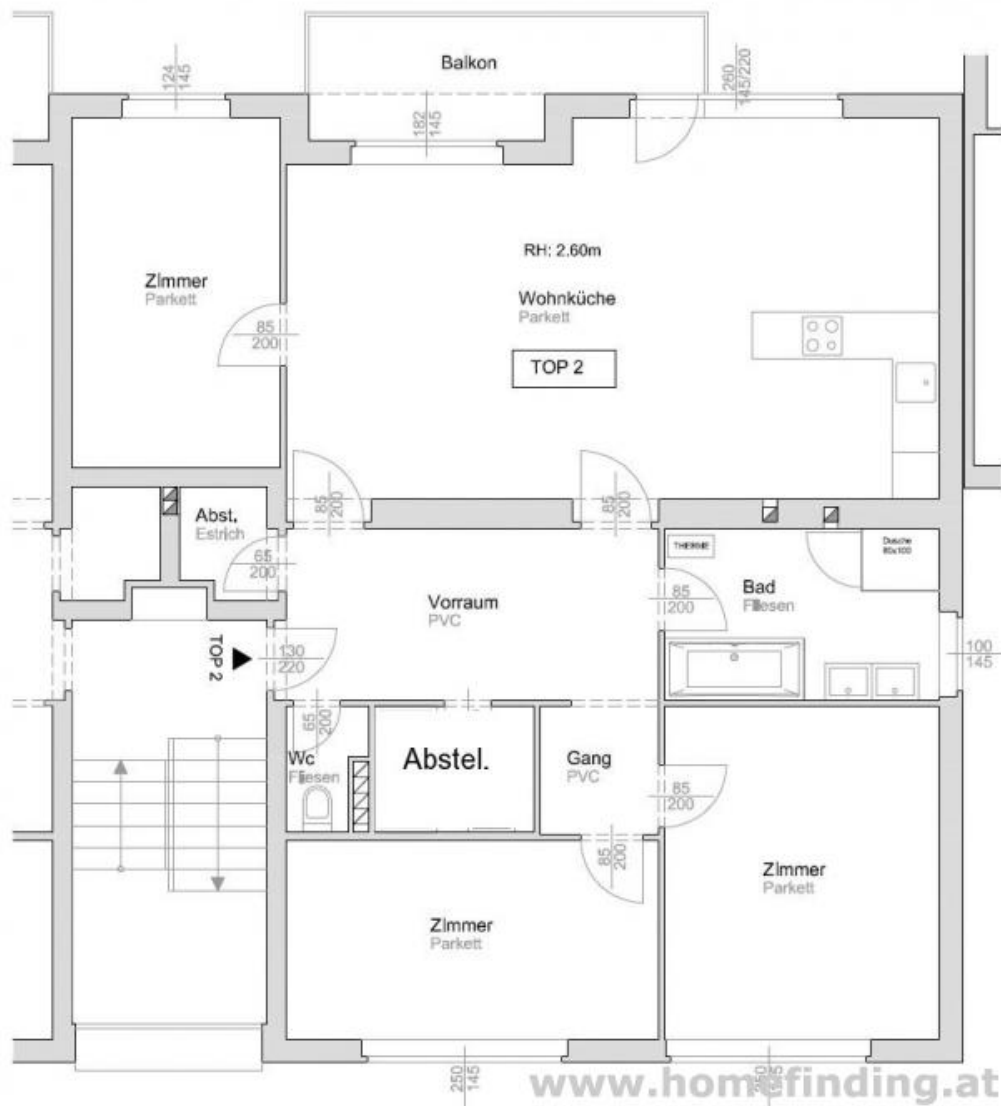
nice 4 rooms with balcony

📍 1140 Wien, Proximity: Waldbad Penzing, Linzer Straße, Bahnhof Hütteldorf

€ 480.000,- purchase price



Plans



About Property

nice apartment with balcony near Linzer Straße

LOCATION

Shops, restaurants, supermarkets etc. are within walking distance. The shopping mall Auhofcenter can be reached in a few minutes by car. Public lines are just around the corner and connect quickly with Bahnhof Hütteldorf or other districts

PUBLIC TRANSPORT

47B, 49

PROPERTY

The apartment offers following rooms:

- .entree
- .living dining room with open kitchen and balcony
- .3 bedrooms
- .bathroom (shower, tub)
- .separate toilet
- .2 storage rooms - one can be changed easily in a bathroom

EQUIPMENT

- .wooden and tiled floors
- .ca 6m² balcony
- .basement storage room
- .common storage
- Parking space can be rented from the property management

->monthly maintenance cost: Euro 430,23

->repair reserve (28.12.2022): Euro 817.814,83

COSTS

Following costs must be paid on top:

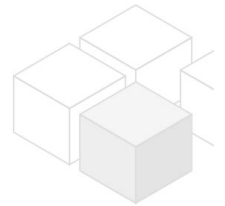
- . 3,5% land transfer fee
- . 1,1% land registry fee
- . costs of notary/lawyer + expenses
- . if needed: bank loan + expenses
- . commission: 3% of purchase price + 20% VAT

General

Property number	11481
Property type	Wohnung

Costs

purchase price	€ 480.000,-
operating cost	€ 430.23



Keyfacts

living area	104m ²
Nutzfläche	110.14m ²
rooms	4
bedroom	3
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	nach Vereinbarung
Contract type	--

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	154.3
HWB Energieklasse	E

Lage

Verkehrsanbindung	47B, 49
Nähe	Waldbad Penzing, Linzer Straße, Bahnhof Hütteldorf