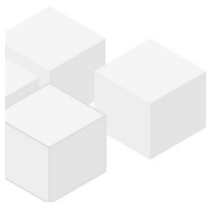


First time use: nice 3 room apartment with balcony and loggia

📍 1210 Wien, Proximity: Leopoldau

€ 679.900,- purchase price



Plans



About Property

First time use: Beautiful 3-room apartment with balcony and loggia

LOCATION

Supermarkets, restaurants, pharmacies, shops, etc. are just a few minutes' walk away. The Donauzentrum shopping center can also be reached quickly and offers a variety of shops etc. Public transport is in the immediate vicinity and quickly connects you to other districts.

PUBLIC

Lepoldau: U1, S1, S2, S3, S7, REX

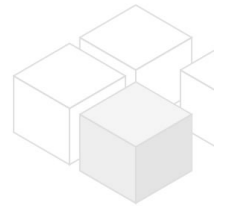
OBJECT

The apartment offers the following rooms:

- .Entree
- .Living dining room with open kitchen and access to the balcony
- .a bedroom with bathroom (shower, toilet) and loggia
- .second bedroom
- .Bathroom (shower)
- .WC

EQUIPMENT

- .Wooden and tiled floors
- .approx. 8.64m² balcony
- .7.81m² loggia
- .heating and cooling using a heat pump
- .floor heating
- .garage space possible (price on request)



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	11487
Property type	Wohnung

Costs

purchase price	€ 679.900,-
operating cost	€ 173

Keyfacts

living area	93.19m ²
rooms	3
bedroom	2
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	--

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Garage
kitchen	ja
balcony	ja
Loggia	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	29
fGEE	0.72

Lage

Verkehrsanbindung	U1, S1, S2, S3, S7, REX
Nähe	Leopoldau