

First time use: nice 3 room apartment with terrace

√ 1210 Wien, Proximity: U1 Leopoldau

€ 839.900,-purchase price

















Plans











About Property

First time use: Beautiful 3-room apartment with terrace

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 TRANSPORT

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 terrace
- .a bedroom with bathroom (shower, toilet)
- .second bedroom
- .bathroom (tub)
- .WC
- .storage room

EQUIPMENT

- .Wooden and tiled floors
- .terrace approx. 16.58m²
- .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

Propertynumber	11489
Property type	Wohnung

Costs

purchase price	€ 839.900,-	
operating cost	€ 192	





Keyfacts

living area 102.6m²

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 Terrasse 1 elevator ja

Energy Performance Certificate

 $\begin{array}{ll} \text{HWB (kwh/m}^2\text{/Jahr)} & 29 \\ \text{f}_{\text{GEE}} & 0.72 \end{array}$

Lage

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

Nähe U1 Leopoldau