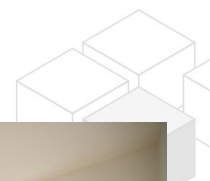


First time use: modern 5 rooms with garden, 2 bathrooms

📍 1210 Wien, Proximity: Leopoldau

€ 999.900,- purchase price



Plans



About Property

First occupancy: exclusive garden apartment

LOCATION

Supermarkets, restaurants, pharmacies, shops, etc. are just a few minutes' walk away. The Donauzentrum shopping center can also be reached quickly (4 underground stations) and offers a variety of shops, etc. Public transport is in the immediate vicinity and quickly connects you to other districts.

PUBLIC

Lepoldau: U1, 28A, 29A, 29, S1, S2, S3, S7, REX

OBJECT

The apartment offers the following rooms:

- .Entree
- .Living dining room with open kitchen and access to the terrace and garden
- .a bedroom with bathroom (shower, toilet)
- .three more bedrooms
- .Bathroom (tub, toilet)
- .WC
- .storage room
- .economic area

EQUIPMENT

- .Wooden and tiled floors
- .two terraces approx. 58.68m²
- .Garden 21.83m²
- .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:

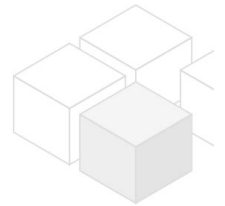
- . 3,5% land transfer fee
- . 1,1% land registry fee
- . 1,5% of purchase price + 20% VAT for notary/lawyer
- . ca 260.00 cash expenditure
- . if needed: bank loan
- . commission free for the buyer

General

Property number	11500
Property type	Wohnung

Costs

purchase price	€ 999.900,-
----------------	-------------



operating cost € 352

Keyfacts

living area	171.25m ²
Grünfläche	21.83m ²
rooms	5
bedroom	4
bath	2
WC	3
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

HWB (kwh/m ² /Jahr)	29
fGEE	0.72

Lage

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