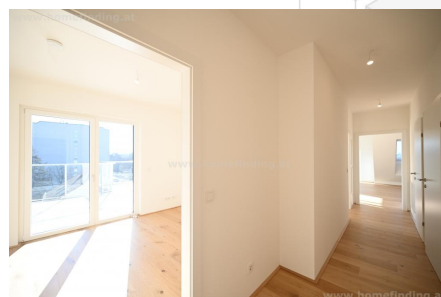
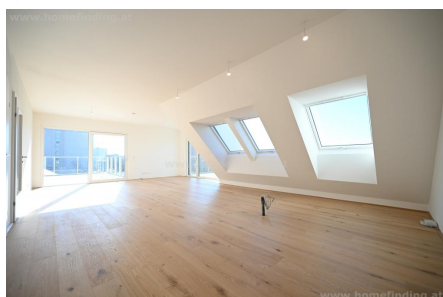


First time use: modern 4 rooms with terrace, 2 bathrooms

📍 1210 Wien, Proximity: Leopoldau

€ 1.199.990,- purchase price



Plans



About Property

First time use: exclusive 4 room apartment

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, 28A, 29A, 29, S1, S2, S3, S7, REX

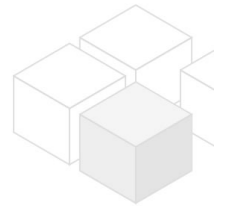
OBJECT

The apartment offers the following rooms:

- .Entree
- .Living dining room with open kitchen and access to both terraces
- .a bedroom with bathroom (bathtub, shower, toilet) and access to the terrace
- .two further bedrooms with access to the terrace
- .Bathroom (shower, toilet)
- .WC
- .storage room

EQUIPMENT

- .Wooden tiled floors
- .two terraces approx. 77.39m²
- .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	11505
Property type	Wohnung

Costs

purchase price	€ 1.199.990,-
operating cost	€ 274

Keyfacts

living area	127.86m ²
rooms	4
bedroom	3
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