

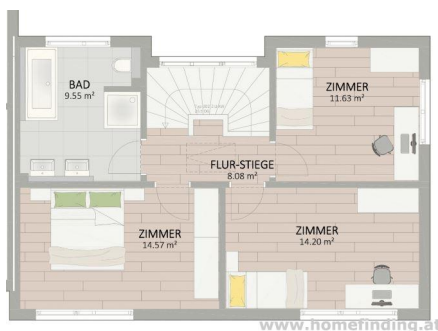
first time use- nice semi detached house near Leopoldau

📍 1210 Wien, Proximity: Bahnhof Leopoldau

€ 899.900,- purchase price



Plans



About Property

nice Haus near Leopoldau

LOCATION

Shops, restaurants, supermarkets, pharmacies etc. can be reached within a few minutes by car. The near train station connect easily with other city. Metro and Bus station are nearby.

PUBLIC TRANSPORT

U1, 29A, 32A, Regionalzug

PROPERTY

The house offers following rooms on three floors:

>ground floor

.entree

.living dining room with open kitchen and access to the terrace and garden

.storage room

.guest toilet

>first floor

.hallway

.3 bedrooms

.bathroom (shower, tub, toilet)

>basement

.hallway

.4 rooms

EQUIPMENT

.wooden and tiled floors

.ca. 20,44m² terrace

.air condition

.floor heating

.parking space

.air-water-heating pump

.electrical blinds

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

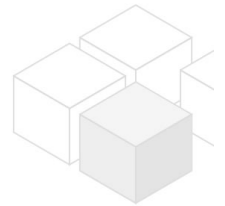
General

Propertynumber

11533

Property type

Wohnung



Costs

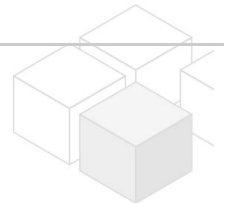
purchase price	€ 899.900,-
operating cost	€ 145

Keyfacts

living area	112.57m ²
Grundfläche	257m ²
Kellerfläche	50.6m ²
rooms	4
bedroom	3
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	--
kitchen	ja
Terrasse	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	38
fGEE	0.62

Lage

Verkehrsanbindung	U1, 29A, 32A, Regionalzug,
Nähe	Bahnhof Leopoldau