

first time use - nice semi detached house

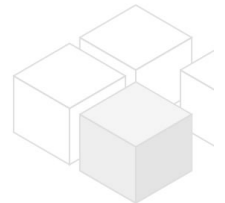
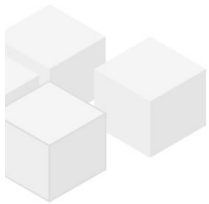
📍 1210 Wien, Proximity: Arbeitetstrandbad, Donaupark

€ 799.900,- purchase price



Plans





About Property

This nice house is situated between Alter Donau and Neuer Donau.

LOCATION

Shops, restaurants, supermarkets etc can be reached without big effort. The shopping center Donauzentrum can be reached in a few minutes and offer a big variety of shops. Public lines are nearby and connect quickly with other districts.

PUBLIC TRANSPORT

20A

PROPERTY

The house has 3 levels and following rooms:

>ground floor:

- .entree
- .living dining room with open kitchen and terrace/ access to the garden
- .separate toilet
- .storage room

>first floor:

- .hallway
- .3 bedrooms,
- .bathroom (shower, tub, toilet)

>basement:

- .3 rooms

EQUIPMENT

- .Wooden and tiled floors
- .air-water heat pump
- .terrace (approx. 20m²)

MONTHLY COST:

running costs € 151,73
costs of renting the plot € 535,31

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	11549
Property type	Haus

Costs

purchase price	€ 799.900,-
net rent	€ 535,31
operating cost	€ 151.73

Keyfacts

living area	114.6m ²
Grundfläche	218.8m ²
Kellerfläche	53m 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	Garage
kitchen	ja
Klimaanlage	ja
Terrasse	1

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	36
fGEE	0.62

Lage

Verkehrsanbindung	20A,
Nähe	Arbeitetstrandbad, Donaupark