

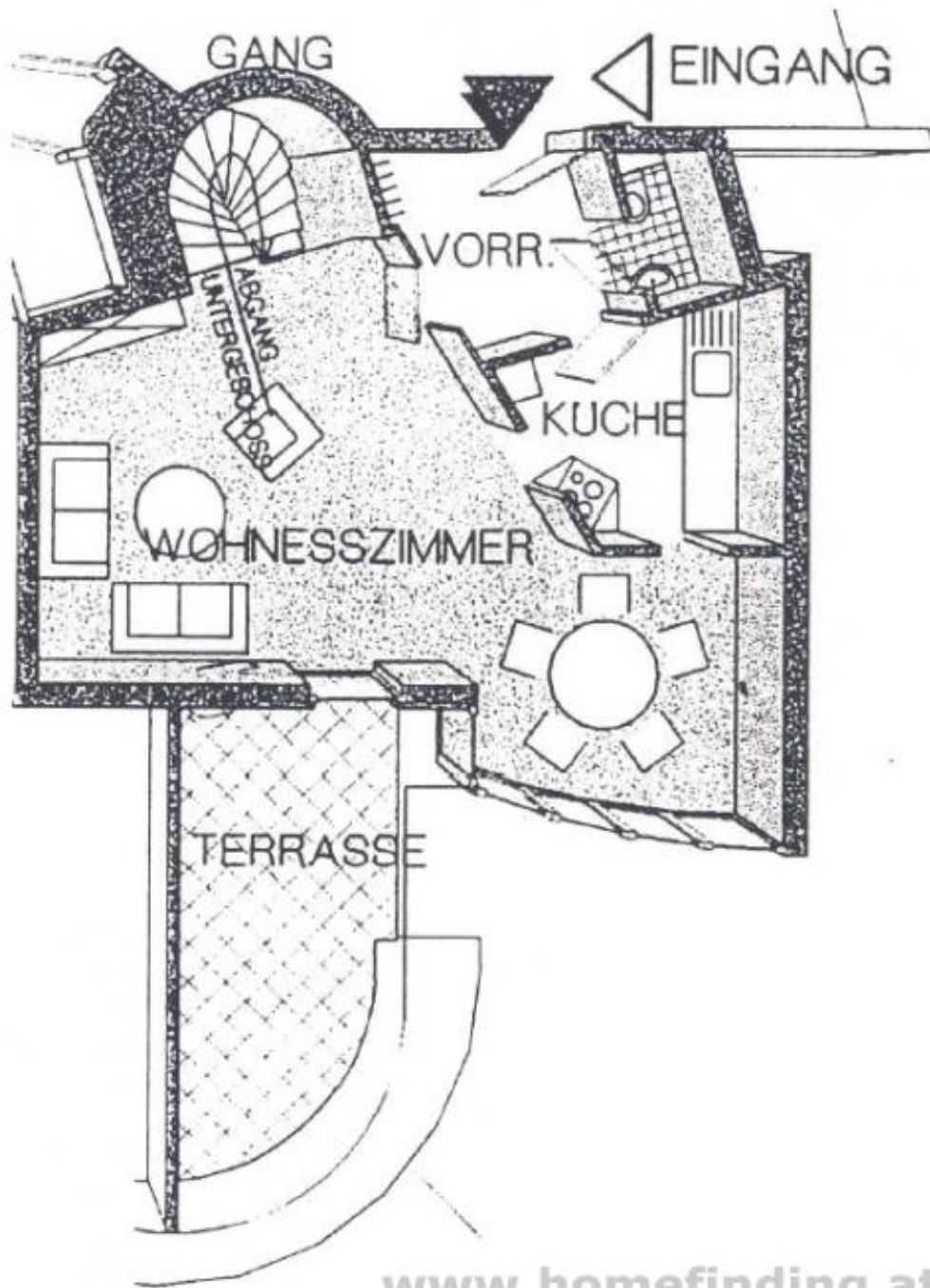
## very nice duplex apartment on the "Küniglberg"

📍 1130 Wien, Proximity: Lainzer Platz, Küniglberg. ORF-Zentrum

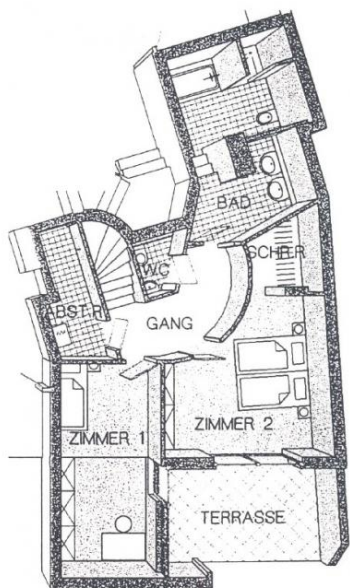
€ 679.000,- purchase price



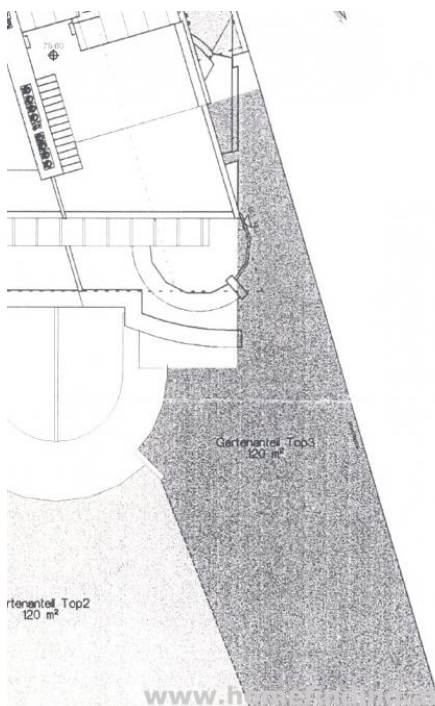
### Plans



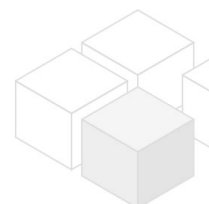
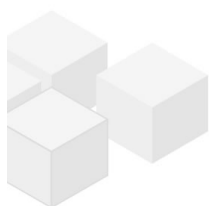
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## About Property

This very well-kept duplex apartment is situated in a calm and central location at Lainz - on a small hill called Küniglberg.

### LOCATION

Shops, restaurants, supermarkets, bakery shops, schools, kindergarden, police station can be reached by a short walk.

### PUBLIC TRANSPORT

60, 56A, 56B, S80

### PROPERTY

The apartment is constructed as duplex apartment and shows following rooms:

>level 1 - ground floor:

- .entrance
- .living dining room with nice terrace and view
- .kitchen with window
- .guest toilet

>level 2 - garden floor:

- .hallway
- .bedroom with walk in closet
- .second room
- .bathroom (tub, shower)
- .separate toilet
- .storage room

### EQUIPMENT

- .wooden and tiled floors
- .2 terraces (12.57m<sup>2</sup>, 12.40m<sup>2</sup>)
- .private garden ca 120m<sup>2</sup>
- .basement storage
- .garage (purchase price Euro 20000,00)

### COSTS:

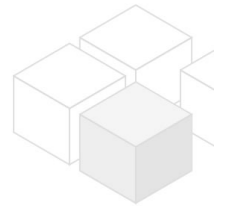
purchase price: following costs come on top:

- . 3.5% land transfer fee
- . 1.1% land registry fee
- . commission: 3% of the purchase price + 20% VAT
- . costs of bank loan if needed
- . costs of Setting up the contract (lawyer, ..)

## General

Property number	11713
Property type	Wohnung

## Costs



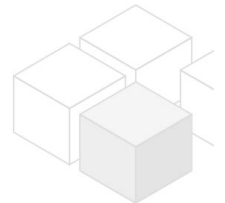
purchase price	€ 679.000,-
operating cost	€ 387.38

## Keyfacts

living area	105.22m <sup>2</sup>
Grünfläche	120m <sup>2</sup>
Kellerfläche	4m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

## Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
elevator	ja



## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	72.04
HWB Energieklasse	C

## Lage

Verkehrsanbindung	60, 56A, 56B, S80
Nähe	Lainzer Platz, Küniglberg. ORF-Zentrum