nice 2 rooms apartment in calm area

2490 Ebenfurth, Proximity: Neufelder See, Ebenfurth Bahnhof

€ 159.000,- purchase price







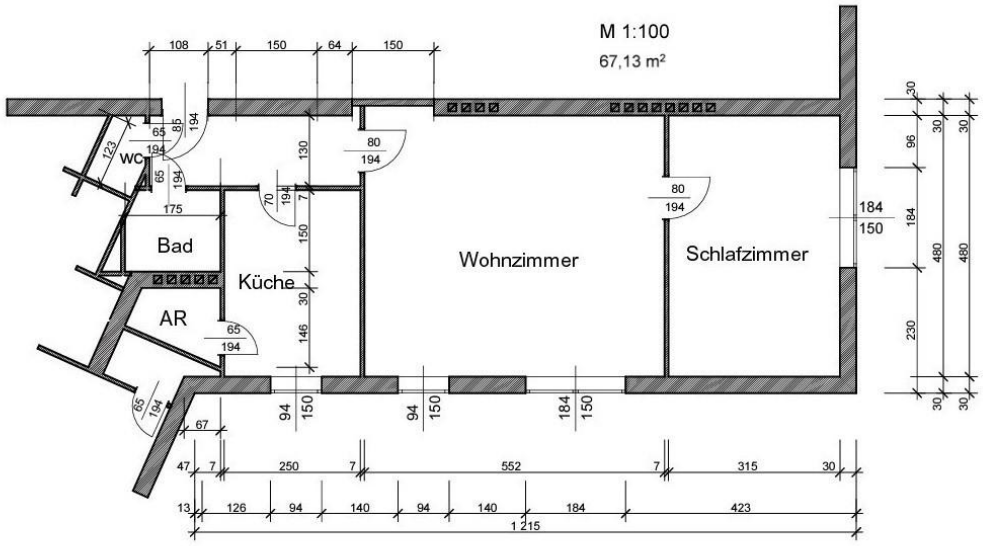








Plans



www.homefinding.at

About Property

bright 2 room apartment in a nice area

LOCATION
Supermarkets, restaurants are just around the corner. The well known Neufelder See is only a few minutes away and offers a nice spot to relax. Public lines are within walking distance

PUBLIC TRANSPORT
1A, 1B, S60, REX

PROPERTY
The apartment was refurbished in 2023 and offer following rooms:
.entree
.living dining room
.separate kitchen with window
.bedroom
.bathroom (shower)
.separate toilet
.storage room

EQUIPMENT
.wooden and tiled floors
.basement storage room

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

Propertynumber	11750
Property type	Wohnung

Costs

purchase price	€ 159.000,-
operating cost	€ 234.31
Provision	€ 3%

Keyfacts

living area	60.31m^2
rooms	2

bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

Furnishing

type of heating	Etagenheizung
Flooring	--
parking	--
kitchen	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	64.7
HWB Energieklasse	C
f_{GEE}	2.02

Lage

Verkehrsanbindung	1A, 1B, S60, REX
Nähe	Neufelder See, Ebenfurth Bahnhof