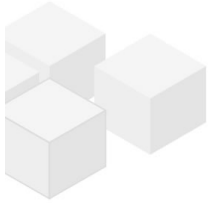


nice 4 room apartment with nice view | close to U4 Hütteldorf



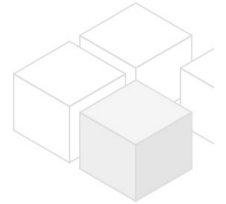
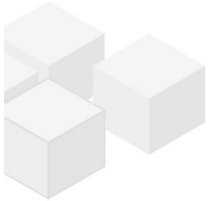
📍 1130 Wien, Proximity: Auhofstraße, Himmelhofwiese

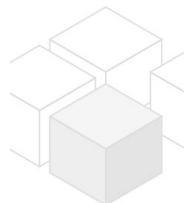
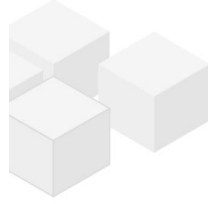
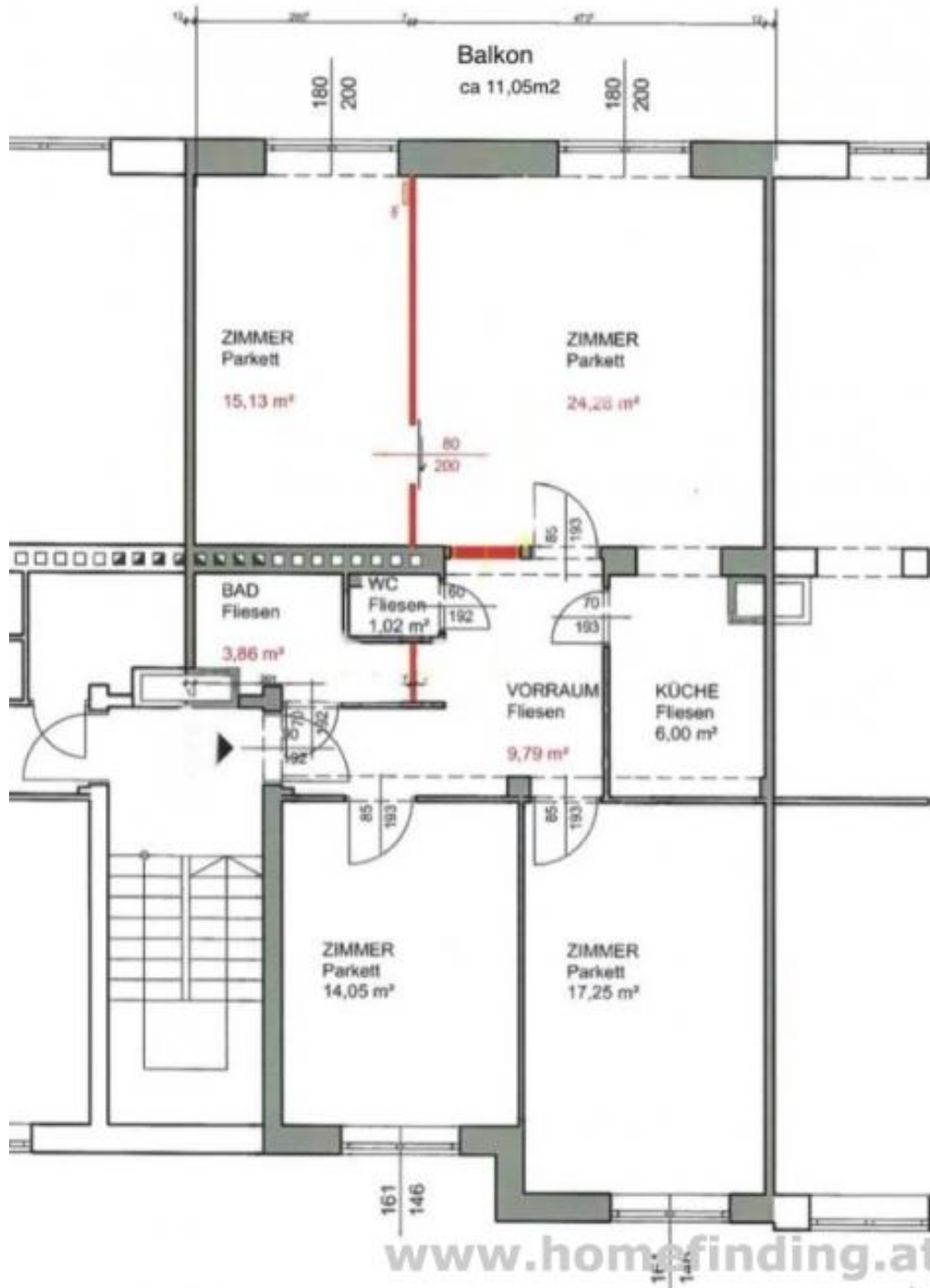
€ 498.700,- purchase price





Plans





About Property

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

This 4 room apartment is located in green neighbourhood but has very good connection to public transport (53A, U4 Hütteldorf).

The apartment itself has following rooms:

- .entree
- .living dining room with balcony
- .partly open kitchen
- .3 bedrooms
- .bathroom with shower
- .separtate toilet

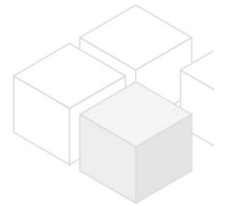
equipment:

- .wooden and tiled floors
- .ca 11m2 balcony
- .common garden
- .cellar

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	11813
Property type	Wohnung

Costs

purchase price	€ 498.700,-
operating cost	€ 413.06

Keyfacts

living area	90.91m ²
rooms	4
bedroom	3
bath	1
WC	1
Property age	Neubau
condition	--

Available from September 2026
Contract type befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	85
HWB Energieklasse	C

Lage

Verkehrsanbindung Nähe	53 B, U4 Hütteldorf Auhofstraße, Himmelhofwiese
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