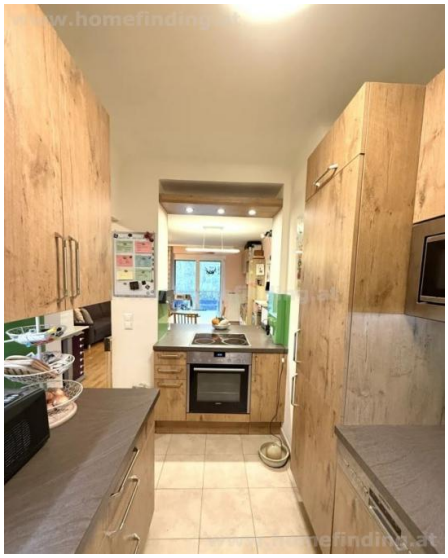
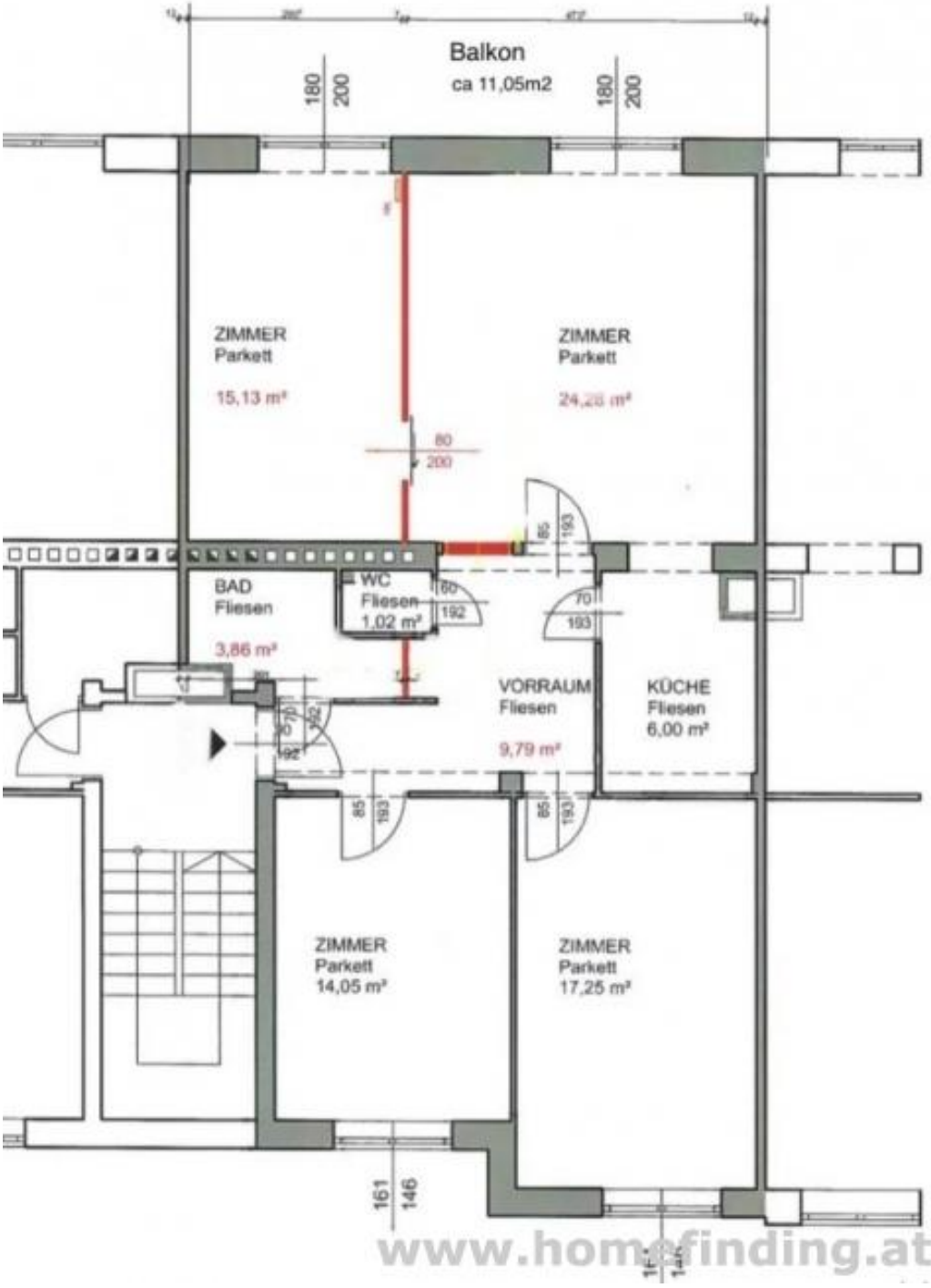
# nice 4 room apartment with nice view I close to U4 Hütteldorf

1130 Wien, Proximity: Auhofstraße, Himmelhofwiese

## € 498.700,- purchase price



## Plans


Balkon
ca 11,05m2
180
200
180
200
ZIMMER
Parkett
15,13 m²
ZIMMER
Parkett
80
200
BAD
Fliesen
3,86 m²
WC
Fliesen
1,02 m²
VORRAUM
Fliesen
9,79 m²
KÜCHE
Fliesen
6,00 m²
ZIMMER
Parkett
14,05 m²
ZIMMER
Parkett
17,25 m²
161
146
www.homefinding.at

# About Property

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

equpment:
.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 | 53 B, U4 Hütteldorf |
| Nähe | Auhofstraße, Himmelhofwiese |