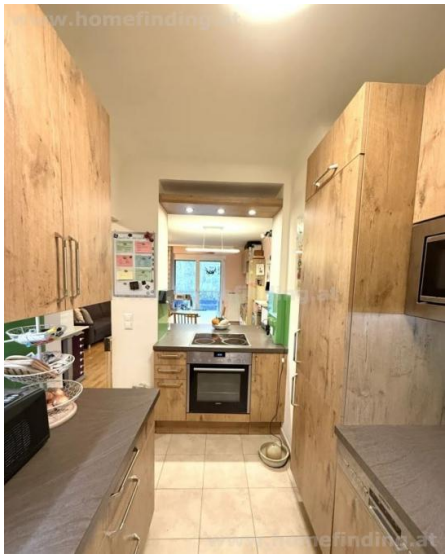
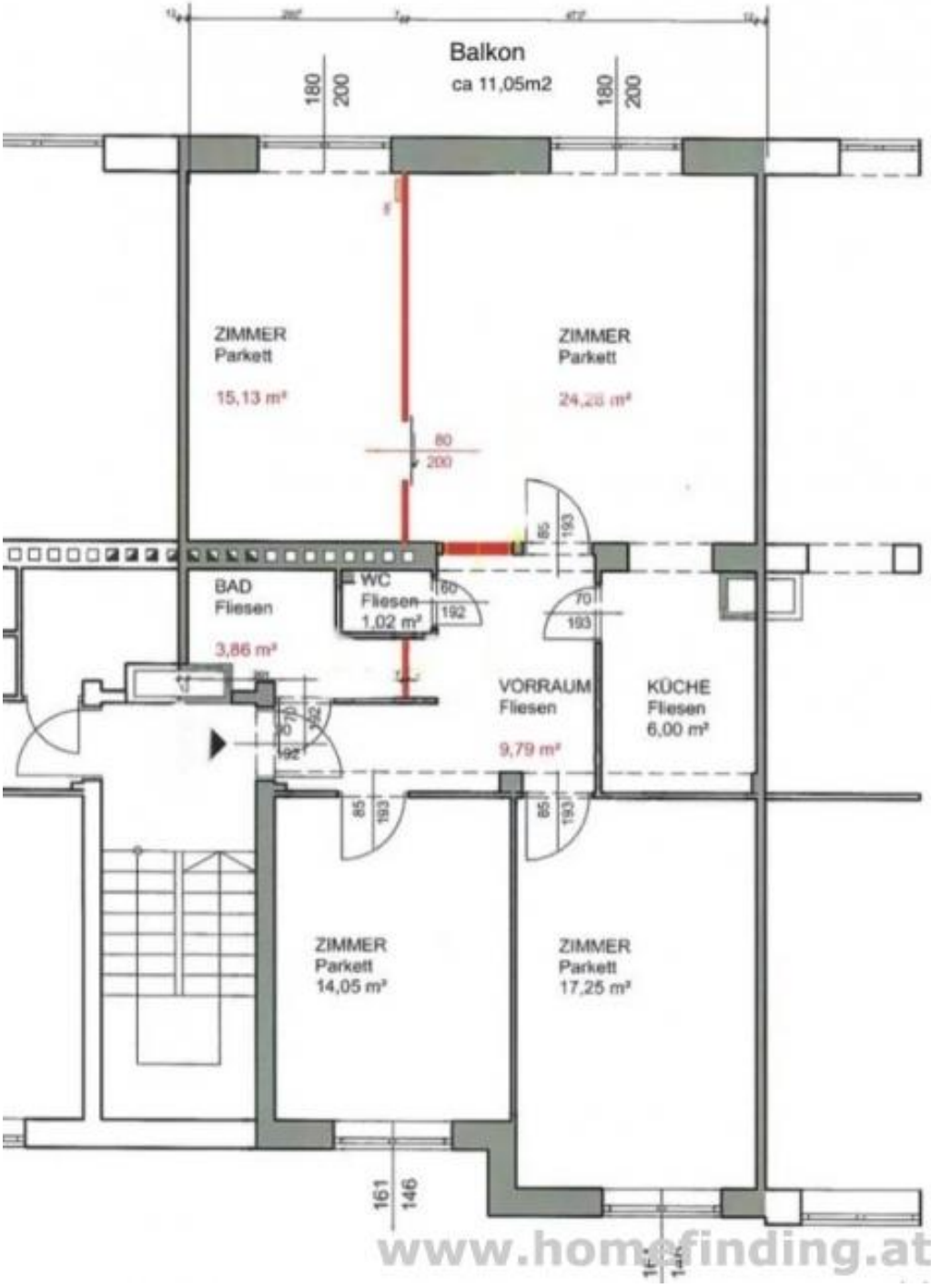
nice 4 room apartment with nice view I close to U4 Hütteldorf

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