

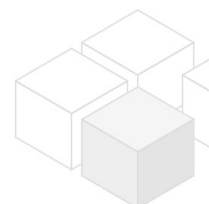
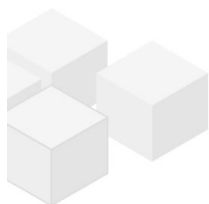
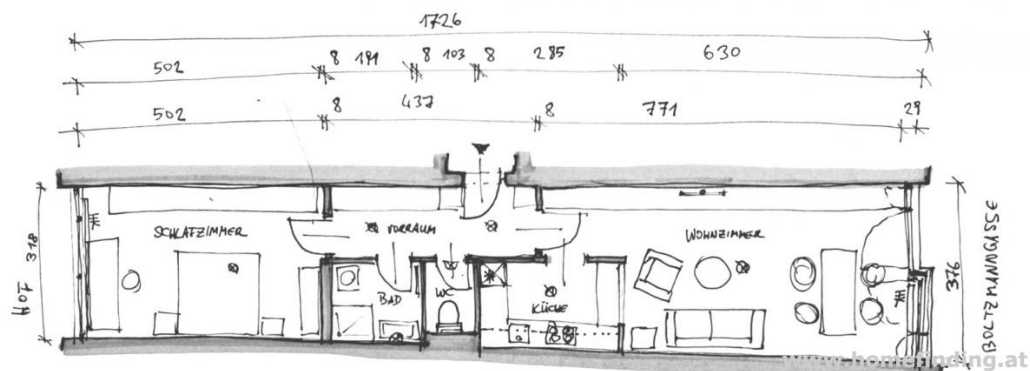
refurbished 2 rooms near Liechtensteinpark

📍 1090 Wien, Proximity: Währinger Straße

€ 480.000,- purchase price



Plans



About Property

This nice apartment is situated in an elderly building in a calm road but close to Währinger Straße.

LOCATION

Shops, restaurants, supermarkets etc can be reached by a short walk. The public lines connect fast to city center/ other districts. The beautiful Liechtensteinpark is close and offers a nice place to relax.

PUBLIC TRANSPORT

33, 37, 38, 5, 40A, 40, 41, 42

PROPERTY

The apartment has following rooms:

- .entree
- .living dining room
- .separate kitchen
- .bedroom
- .bathroom (shower)
- .separate toilet

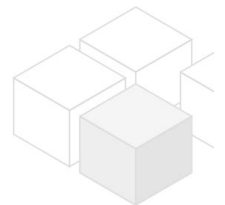
EQUIPMENT

- .wooden and tiled floors
- .basement
- .Garage (price for the garage: Euro 28.000,00)

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	11823
Property type	Wohnung

Costs

purchase price	€ 480.000,-
operating cost	€ 304.99

Keyfacts

living area	60m ²
Kellerfläche	2m ²

rooms	2
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	65.97
HWB Energieklasse	C

Lage

Verkehrsanbindung	33, 37, 38, 5, 40A, 40, 41, 42
Nähe	Währinger Straße

