

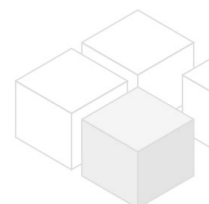
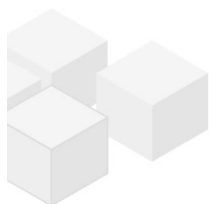
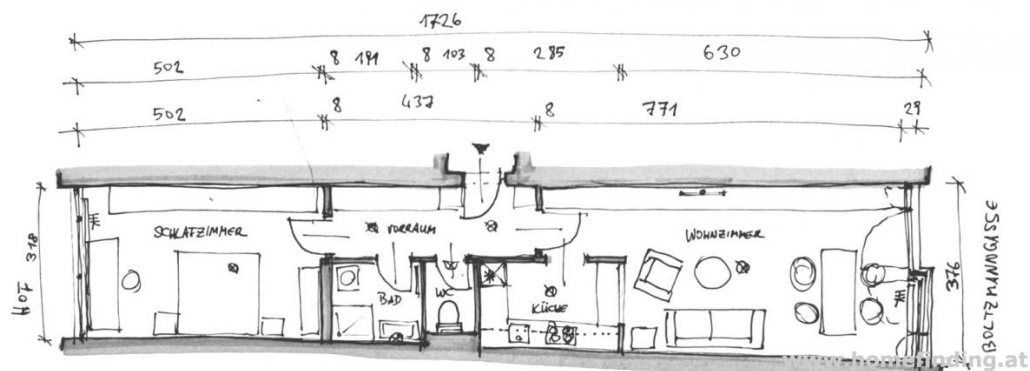
## refurbished 2 rooms near Liechtensteinpark

📍 1090 Wien, Proximity: Währinger Straße

€ 520.000,- 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

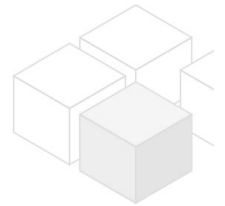
### EQUIPMENT

- .wooden and tiled floors
- .basement
- .Garage

### 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 | € 520.000,- |
| operating cost | € 304.99    |

## Keyfacts

|              |                  |
|--------------|------------------|
| living area  | 60m <sup>2</sup> |
| Kellerfläche | 2m <sup>2</sup>  |

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

## Furnishing

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

## Energy Performance Certificate

|                                |       |
|--------------------------------|-------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 65.97 |
| HWB Energieklasse              | C     |

## Lage

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

