



#0046000020

Traumhaftes Haus am Fuße des Wilhelminenbergs

1160 Wien



Purchase price: 650.000,00 €

Living Area: 88,70 m²

Rooms: 3

YOUR CUSTODIAN



Alexander Uitz

Raiffeisen Immobilien Demo (Staging)

alexander.uitz@riv.at

+436646051751715





DESCRIPTION

Take advantage of this opportunity and make your dream home come true in the middle of Absdorf with a direct train connection and the best local infrastructure and request a non-binding exposé today!

I look forward to a non-binding consultation to inform you about all the advantages of this project!

We would be happy to send you a non-binding exposé with the address and all the detailed data on the property. However, due to the obligation to provide proof to the owner, we ask you to enter your full residential address in the request text of the respective internet platform.



FITTINGS AND PROPERTIES

PROPERTIES



Category	Detached House
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	2020
Construction status	Finished
Heating	Underfloor Heating: Air Heat Pump
Car Spaces	Open

AREAS

Living Area	88,70 sqm
Usage Area	104,00 sqm
Total Area	450,00 sqm
Base Area	340,00 sqm
Terrace Area	35,00 sqm
Garden Area	290,00 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	07.06.2021
Valid until	06.06.2031
HWB-Value (KWh/m ² /a)	52,00
HWB Class	 C
fGEE Value	0,70
fGEE Class	 A+

SEGMENTATION

Total Rooms	3
Floors	2
Bathrooms	1
Toilets	2
Bedrooms	2
Terraces	1

The apartments are heated very inexpensively Air-water central heating via underfloor heating, a full thermal insulation facade and thermal insulation glazing as well as covered parking spaces and a covered bicycle storage room as well as the installation of an elevator and a fiber optic

connection in the apartment are self-evident with this high-quality design.

Another parameter that speaks for this property is the photovoltaic system and the associated free floor cooling for hotter days. Every apartment has an outside area, whether it is a balcony or a garden and terrace. The windows and balcony doors are covered with ALU shells on the outside, and triple glazing is a matter of course for the glass.

Regardless of the size of the apartment, the purchase of an apartment includes a cellar compartment and permission to use the garbage and bicycle storage room. A covered parking space can be purchased at an additional cost.

Many apartments are already taken, so you shouldn't hesitate long to secure your dream apartment.

FEATURES

Kitchen	Open Kitchen	Connections	Fibre Optic Internet, SAT, TV
Additional rooms and areas	Bike Room, Drying Room	Condition	First Use
Furnished	Unfurnished	Cellar	Basement Storage Room
Sanitation	Show, Bathtub		



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	650.000,00 €
----------------	--------------

RUNNING COSTS

Running costs	264,00 € incl. 10% VAT
---------------	------------------------

Other Costs	80,00 € incl. VAT
-------------	-------------------

Heating Costs	48,00 € incl. 20% VAT
---------------	-----------------------

Warmwater	44,00 € incl. 10% VAT
-----------	-----------------------

TOTAL

Total Running Costs	436,00 € incl. VAT
---------------------	--------------------

Total buy price	650.000,00 €
-----------------	--------------

Commission Buy	3% plus 20% VAT
----------------	-----------------

SIDECOSTS

Costs for contract	3%
--------------------	----

Purchase tax percent	1,1%
----------------------	------

Land register entry percent	3,6%
-----------------------------	------

ADDITIONAL COSTS

Grundbesitzabgabe (Quarterly)	59,00 € incl. VAT
-------------------------------	-------------------

Müllabfuhrabgabe (Annually)	300,00 € incl. 20% VAT
-----------------------------	------------------------



INFRASTRUCTURE AND SURROUNDING

Das Wohnhaus liegt in einer ruhigen Seitengasse, dem Bauherrn war es ein Bedürfnis nur hochwertigste Materialien für die Erbauung dieser traumhaften Liegenschaft zu verwenden, dafür sorgt unter anderem die Architektur und die Bauqualität, wo besonderes Augenmerk auf Lebensqualität gepaart mit außergewöhnlicher Bauausführung gelegt wurde.

INFRASTRUCTURE

Gastronomy

- < 500m: Klager Gerhard
- < 500m: Olszewski
- < 500m: Hojka Renate
- < 500m: Hermine Klager
- < 500m: Winzerhof Leopold
- < 500m: Ehringer
- < 500m: Uferhaus
- < 500m: Dornröschen Keller

Health

- < 500m: Buschenschank Rössler



GALLERY





LINKS AND DOWNLOADS

[More information](#)

[Grundriss \(2\)](#)

[Grundriss \(3\)](#)

[Grundriss \(7\)](#)

[Unsere Geschäftsbedingungen](#)

[Datenschutzinformationen](#)

[360° Tour](#)

