



#0046000040

Traumhaftes Wohnung am Fuße des Wilhelminenbergs

1160 Wien



Purchase price: 700.000,00 €

Living Area: 88,70 m²

Rooms: 3

YOUR CUSTODIAN



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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 | Ground Floor Apartment |
| Usage Type | Living |
| Sales Type | Buy |
| Form of ownership | Sole ownership |
| Year of construction | 2019 |
| 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 € incl. VAT |
| Parking space buy price | 50.000,00 € incl. VAT |

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 | 700.000,00 € incl. VAT |
| 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.

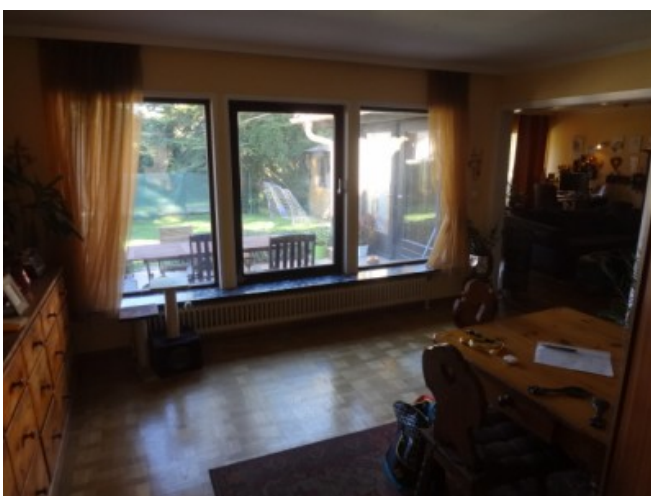
INFRASTRUCTURE

Gastronomy

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



GALLERY





LINKS AND DOWNLOADS

[More information](#)

[Grundriss \(2\)](#)

[Grundriss \(3\)](#)

[Grundriss \(7\)](#)

[Unsere Geschäftsbedingungen](#)

[Datenschutzinformationen](#)

[360° Tour](#)

