



#0046000051

Perfect WG suitability! Top old building apartment near WU, Prater and Danube islands (Kopie 10.05.2023 09:19:17) (Kopie 10.05.2023 09:20:17) (Kopie 10.05.2023 09:21:05)

1020 Wien

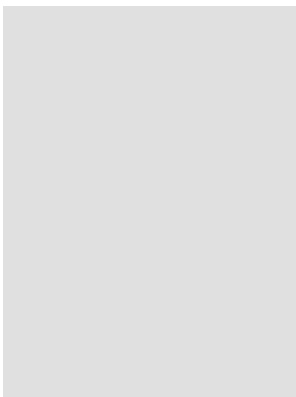


Purchase price: 612.000,00 €

Living Area: 90,00 m²

Rooms: 3

YOUR CUSTODIAN



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DESCRIPTION

The apartment is located in a well-kept old building between Vorgartenstraße and Handelskai in a quiet but still very central residential area and is ideally suited for a shared apartment due to three centrally accessible rooms.

The WU Vienna, all shopping and infrastructure facilities as well as leisure and recreational opportunities are practically available on the doorstep.

In 10 minutes you can reach the Vienna Prater and via the Reichsbrücke the recreation area Donauinsel.

The U 2 station Messe-Prater is within 5 minutes walking distance. Practically in front of the house are the stations of the bus lines 11 A and 11 B, so you can quickly get to the station Vorgartenstraße of the subway line U 1 with which you can reach the transport hub Praterstern, the Prater and the city center in a few minutes.

Also by car you can quickly reach the Reichsbrücke and via the A 22 into the higher road network.

The apartment itself is located on the courtyard side on the mezzanine floor of the house and is oriented to the north into a green area of a neighboring residential complex.

It is entered via a spacious anteroom from which a bathroom with tub and washbasin, a toilet, two approx. 22 m² rooms, a cabinet oriented towards an inner courtyard and the fully furnished kitchen are accessible.

The apartment has a new gas boiler, new security fittings on the apartment door and has been freshly painted. It is in very well maintained condition, the kitchen and bathroom furnishings were renewed 3 years ago and it can be occupied immediately.

FITTINGS AND PROPERTIES

| PROPERTIES | | AREAS | |
|----------------------|-------------------------------------|-------------|-----------|
| Category | Flat: Other | Living Area | 90,00 sqm |
| Usage Type | Living | | |
| Sales Type | Buy | | |
| Form of ownership | Condominium | | |
| Year of construction | 1903 | | |
| Construction status | Finished | | |
| Heating | Self-Contained Central Heating: Gas | | |
| Car Spaces | Open | | |

ENERGY CERTIFICATE

Available

| | |
|-------------------------|------------|
| Energy Certificate Date | 26.03.2020 |
| Valid until | 25.03.2030 |
| HWB-Value (KWh/m²/a) | 130,80 |
| HWB Class | D |
| fGEE Value | 2,38 |
| fGEE Class | D |

SEGMENTATION

| | |
|-------------|---|
| Total Rooms | 3 |
| Bathrooms | 1 |
| Toilets | 1 |
| Bedrooms | 2 |

SUPER AUSSTATTUNG EVERYTHING NEW

PRICES AND FINANCIAL INFORMATION

BASE PRICES

| | |
|-------------------------|----------------------------|
| Unit Buy Price | 600.000,00 € incl. 20% VAT |
| Buy Price /m² | 60.000,00 € incl. 20% VAT |
| Parking space buy price | 12.000,00 € incl. 20% VAT |

RUNNING COSTS

| | |
|-----------------------------|------------------------|
| Running costs | 125,67 € incl. 10% VAT |
| Repair Costs | 38,26 € incl. VAT |
| Running costs parking space | 110,00 € incl. 10% VAT |
| Running costs Lift | 33,00 € incl. 10% VAT |
| Other Costs | 50,00 € incl. VAT |
| Heating Costs | 72,00 € incl. 20% VAT |
| Warmwater | 77,00 € incl. 10% VAT |

TOTAL

| | |
|---------------------|------------------------|
| Total Running Costs | 505,93 € incl. VAT |
| Total buy price | 612.000,00 € incl. VAT |
| Commission Buy | 3% plus 20% VAT |

SIDECOSTS

| | |
|-----------------------------|------|
| Costs for contract | 5000 |
| Purchase tax percent | 3,5% |
| Land register entry percent | 1,1% |

FINANCIAL INFORMATION



| | |
|----------------------|--------------|
| Reserve Status | 9.684,40 € |
| Reserve Deadline | 10.05.2023 |
| Return on Investment | 3% |
| Income Value | 456.789,00 € |

INFRASTRUCTURE AND SURROUNDING

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INFRASTRUCTURE

Shopping

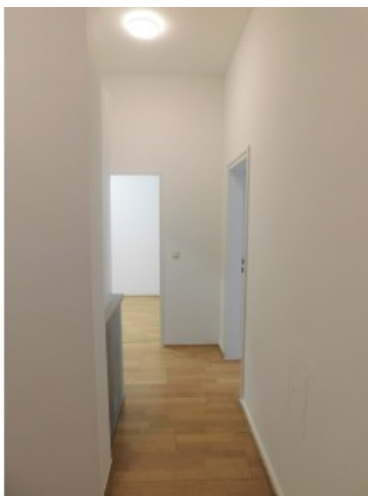
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Gastronomy

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GALLERY





LINKS AND DOWNLOADS

[More information](#)

[Apartment plan 2](#)

