



#0046000098

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) (Kopie 10.05.2023 09:22:32) (Kopie 10.05.2023 10:11:06) (Kopie 10.05.2023 10:12:43) (Kopie 10.05.2023 10:15:02) (Kopie 10.05.2023 10:15:41) (Kopie 10.05.2023 10:16:38) (Kopie 25.07.2023 16:49:06) (Kopie 25.07.2023 16:50:31)

4048 Pöstlingberg



Rent: On request

Living Area: 90,00 m²

Rooms: 3

YOUR CUSTODIAN

**Raiffeisen
Immobilien**



Ganz bei Ihnen

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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



Category	Flat: Other
Usage Type	Living
Sales Type	Rent
Form of ownership	Condominium
Year of construction	1903
Construction status	Finished
Heating	Self-Contained Central Heating: Gas
Car Spaces	Open

AREAS

Living Area 90,00 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	26.03.2020
Valid until	25.03.2030
HWB-Value (KWh/m ² /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

Furniture Rent	275,00 €
Parking space rent	250,00 €

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

Commission Rent	12.000,00 €
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SIDECOSTS

Costs for contract	5000
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FINANCIAL INFORMATION

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



INFRASTRUCTURE AND SURROUNDING

Super Lage

INFRASTRUCTURE

Shopping

< 500m: Stephan Germ

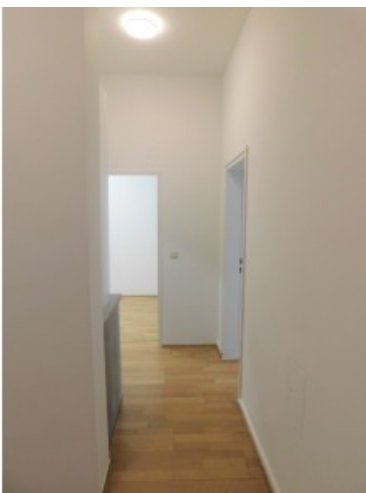
< 500m: Benes

Gastronomy

< 500m: Zazatam



GALLERY





LINKS AND DOWNLOADS

[More information](#)

[Apartment plan 2](#)

