

#0046000007

## Leben im 13. Bezirk

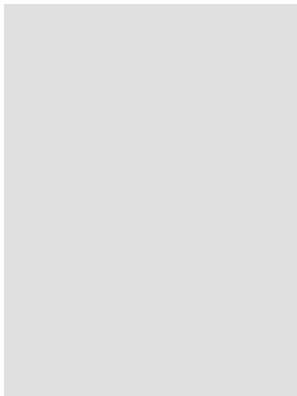
1130 Wien



Purchase price: 399.000,00 €

Rooms: 2

### YOUR CUSTODIAN



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## DESCRIPTION

Only a 10-minute walk from the Lainzer Tiergarten and only half an hour by car from the city center, the new construction project in Schweizertalstrasse offers the rare opportunity to live luxuriously surrounded by the pristine beauty of nature.

This new building offers everything that is important when looking for the perfect property, namely living in a unique location. On the edge of a 2.5 hectare wooded park, the penthouses offer a breathtaking view over the city, the garden apartments impress with their silence and serenity, the standard floor apartments convince every lover of fresh air. Generous balconies, gardens and terraces, as well as sufficient underground parking spaces complete the overall picture of the house.

The final operating costs have not yet been announced to us by the developer, we will submit them as soon as possible.



## FITTINGS AND PROPERTIES

### PROPERTIES

Category	Flat, Rooftop, Maisonette
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	2022
Construction status	Under Construction
Construction Completion Date	01.07.2022
Car Spaces	Underground Garage, Open (optional)

### ENERGY CERTIFICATE

#### *Under Progress*

Valid until	15.03.2022
HWB-Value (KWh/m <sup>2</sup> /a)	29,80
HWB Class	 B
fGEE Value	0,83
fGEE Class	 A

High-quality, first-time occupancy, with floorboards or herringbone parquet & stone tiles.

### FEATURES

Location	South	View	Distant View
Area	Dwelling Area, Suburban Area	Additional rooms and areas	Storeroom, Bike Room
Special configuration	Accessible, Wheelchair, Age Appropriate	Condition	First Use
Age	New Building	Connections	Fibre Optic Internet, Phone, TV

Floor	Parquet, Stone, Flagstone	Construction	Prefabricated method of construction
Furnished	Unfurnished	Cellar	Basement Storage Room
Kitchen	Open Kitchen		

PRICES AND FINANCIAL INFORMATION

RUNNING COSTS

Running costs Lift	16,50 € incl. 10% VAT
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TOTAL

Total Running Costs	16,50 € incl. VAT
Commission Buy	3% plus 20% VAT

SIDECOSTS

Costs for contract	None
Purchase tax percent	3,5%
Land register entry percent	1,1%

FINANCIAL INFORMATION

Reserve Status	0,00 €
Reserve Deadline	15.03.2022

## INFRASTRUCTURE AND SURROUNDING

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## INFRASTRUCTURE

### Education

< 500m: Nestchen am Königlberg

### Gastronomy

< 500m: Hanil Sushi

< 500m: Wok' in

< 500m: Osteria Piccolino

< 500m: Gartencafé

< 500m: Linzerhof

### Health

< 500m: Ordination Dr. Carmen Albu

### Shopping

< 500m: Bipa

< 500m: Spar



## GALLERY



## LINKS AND DOWNLOADS

[More information](#)

