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## Außergewöhnliches Splitlevel Reihenhaus im 11. Bezirk (RIV Schulung)

1110 Wien

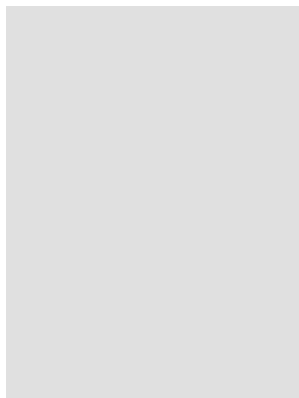


Purchase price: On request

Living Area: 105,01 m<sup>2</sup>

Rooms: 4

### YOUR CUSTODIAN



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## DESCRIPTION

Great 60s flair in the center of Simmerung! A terraced house with a retro chic garden! The split-level house is divided into 5 floors, plus the entrance area with a large storage room. There is one room per floor. During the renovation, care was always taken to remain true to the style of the 1960s. With its size, the garden has great potential for urban gardening.

## FITTINGS AND PROPERTIES

### PROPERTIES

Category	Terraced House
Usage Type	Living
Sales Type	Buy
Distribution Type	Open Bidding Process
Asset	Yes
Form of ownership	Sole ownership
Year of construction	1967
Heating	Central Heating: Electric, Ofen: Wood
Car Spaces	Open (optional), Garage

### AREAS

Living Area	ca. 105 sqm
Cellar Area	ca. 10 sqm
Terrace Area	10,00 sqm
Garden Area	105,70 sqm

### ENERGY CERTIFICATE

*Under Progress*

### SEGMENTATION

Total Rooms	4
Floors	5
Bathrooms	2
Toilets	2
Bedrooms	3
Terraces	1
Balconies	1

The split-level house is furnished with 1960s retro charm, and the original kitchen from the decade is particularly noteworthy. While the retro chic of the cupboards has been retained, the devices have been modernized in recent years.

### FEATURES



Location	East, West	Area	Dwelling Area, Trade Area, Mixed Area, Suburban Area
Additional rooms and areas	Storeroom, Drying Room, Bike Room	Special configuration	Roller Shutter, Alarm Equipment
Condition	Good condition	Age	New Building
Connections	Cable Duct, TV, Cable, Phone, Fibre Optic Internet	Floor	Parquet, Linoleum, Laminate, Flagstone
Construction	Massive Construction, Flat Roof	Furnished	Partially furnished
Cellar	Partial cellar	Sanitation	Show
Kitchen	Kitchenette, Open Kitchen	Other	Shared Flat



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Starting Price	380.000,00 € excl. VAT
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### RUNNING COSTS

Running costs	242,00 € incl. 10% VAT
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Repair Costs	110,00 € incl. VAT
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Running costs parking space	16,80 € incl. 20% VAT
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### TOTAL

Total Running Costs	368,80 € incl. VAT
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Commission Buy	3% plus 20% VAT
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### SIDECOSTS

Costs for contract	4.400,00 € incl. 10% VAT
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Purchase tax percent	3,5%
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Land register entry percent	1,1%
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### FINANCIAL INFORMATION

Reserve Status	110.000,00 €
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Reserve Deadline	01.03.2022
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### ADDITIONAL COSTS

Gemeinschaftssauna (Annually)	300,00 € excl. VAT
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## INFRASTRUCTURE AND SURROUNDING

The terraced house is embedded in urban infrastructure in the 11th district.

### INFRASTRUCTURE

#### Recreation

< 500m: Parkanlage Lautenschlägergasse

#### Health

< 500m: Sport-Physio-Stefan

< 500m: Diplom Tierarzt Kuczewski Jaroslaw

#### Shopping

< 500m: Billa

#### Education

< 500m: Kindergarten

< 1km: Volksschule



GALLERY





## LINKS AND DOWNLOADS

[More information](#)

[stock-photo-floor-plan-top-view-apartment-interior-isolated-on-white-background-d-render-1028925238](#)

[Rundgang](#)

[Raiffeisen-Immobilien Website](#)

[Video der Immobilie](#)

