



#0046000023

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

1110 Wien

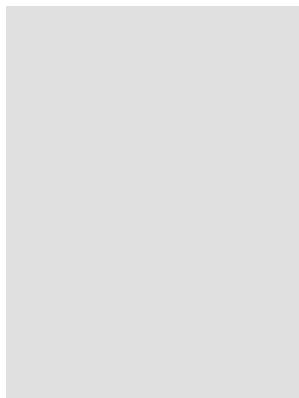


Purchase price: On request

Living Area: 105,01 m²

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		AREAS	
Category	Terraced House	Living Area	ca. 105 sqm
Usage Type	Living	Cellar Area	ca. 10 sqm
Sales Type	Buy	Terrace Area	10,00 sqm
Distribution Type	Open Bidding Process	Garden Area	105,70 sqm
Asset	Yes		
Form of ownership	Sole ownership		
Year of construction	1967		
Heating	Central Heating: Electric, Ofen: Wood		
Car Spaces	Open (optional), Garage		

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



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

### TOTAL

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

### SIDECOSTS

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

### FINANCIAL INFORMATION

Reserve Status	110.000,00 €
Reserve Deadline	01.03.2022

### 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](#)

