



#0005000892

**Test**

8530 Deutschlandsberg

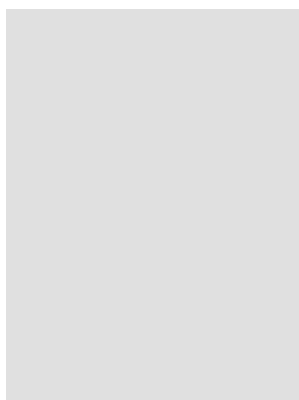


Purchase price: 300.000,00 €

Living Area: 100,00 m<sup>2</sup>

Rooms: 3

#### YOUR CUSTODIAN



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**Raiffeisen  
Immobilien**



Maklerservice & Bewertung





## FITTINGS AND PROPERTIES

### PROPERTIES



Category	Beach House
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Construction status	Finished
Car Spaces	Open

### AREAS

Living Area	100,00 sqm
Base Area	800,00 sqm
Cellar Area	25,00 sqm
Balcony Area	6,00 sqm
Terrace Area	10,00 sqm

### ENERGY CERTIFICATE

#### *Available*

Energy Certificate Date	04.10.2023
Valid until	03.10.2033
HWB-Value (KWh/m <sup>2</sup> /a)	34,00
HWB Class	 B
fGEE Value	1,24
fGEE Class	 C

### SEGMENTATION

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

### FEATURES

Location	North-West	View	Distant View
Area	Dwelling Area, Urban Area, Village Area	Additional rooms and areas	Storeroom, Attic

**Maklerservice & Bewertung**

Condition	Good condition	Age	New Building
Exploitation	Full developed	Connections	TV, Phone, Internet Connection
Floor	Stone, Flagstone, Parquet, Laminate, Screed	Construction	Massive Construction
Furnished	Partially furnished	Cellar	Partial cellar
Sanitation	Show, Bathtub	Kitchen	Kitchenette, Open Kitchen



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	300.000,00 €
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### RUNNING COSTS

Running costs	120,00 € incl. 10% VAT
Heating Costs	93,60 € incl. 20% VAT
Warmwater	11,00 € incl. 10% VAT

### TOTAL

Total Running Costs	224,60 € incl. VAT
Total buy price	300.000,00 €
Commission Buy	3% des Kaufpreises zzgl. 20% USt.

### SIDECOSTS

Costs for contract	lt. Vertragserrichter
Purchase tax percent	3,5%
Land register entry percent	1,1%



## INFRASTRUCTURE AND SURROUNDING

### INFRASTRUCTURE

#### Other

< 500m: ERSTE Bank

#### Shopping

< 500m: Martina Brunner

#### Recreation

< 500m: INJOY Deutschlandsberg

## LINKS AND DOWNLOADS

[More information](#)

