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Vorsorgewohnung in ausgezeichneter Lage und perfekter Anbindung zur U1 - Provisionsfreier Neubau-Erstbezug

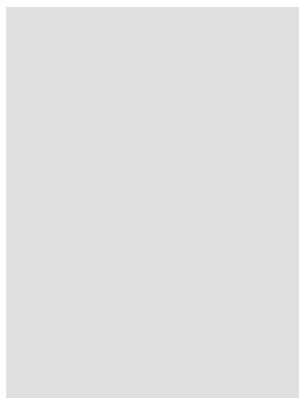
1220 Wien

Purchase price: 455.200,00 €

Living Area: 72,73 m²

Rooms: 3

YOUR CUSTODIAN



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**Raiffeisen
Immobilien**
Ganz bei Ihnen







FITTINGS AND PROPERTIES

PROPERTIES

Category	Asset
Usage Type	Living
Sales Type	Buy
Asset	Yes
Form of ownership	Condominium in Founding
Year of construction	2024
Construction status	Under Construction
Construction Completion Date	01.08.2025
Heating	District Heating: District Heating
Car Spaces	Underground Garage (optional)

ENERGY CERTIFICATE

Available

Energy Certificate Date	31.03.2022
Valid until	30.03.2032
HWB-Value (KWh/m ² /a)	21,70
HWB Class	 A
fGEE Value	0,75
fGEE Class	 A

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Loggias	1



Balconies

1

AREAS

Living Area	ca. 73 sqm
Weighted Area	79,97 sqm
Loggia Area	ca. 7 sqm
Balcony Area	ca. 1 sqm





PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	455.200,00 € excl. VAT
Buy Price /m ²	5.579,59 € excl. VAT

TOTAL

Total buy price	455.200,00 € incl. VAT
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SIDECOSTS

Purchase tax percent	3,5%
Land register entry percent	1,1%

LINKS AND DOWNLOADS

[More information](#)

[Plan Top 2-11](#)

