



#0001009177

3 Zimmer Wohnung, Nähe Liesinger Platz

1230 Wien



Purchase price: 329.000,00 €

Living Area: 75,00 m²

Rooms: 3

YOUR CUSTODIAN



Stefan Kafka

Immobilienmakler

Raiffeisen Immobilien Vermittlung

stefan.kafka@riv.at

+43 664 60 517 517 57





DESCRIPTION

3 Zimmer Wohnung in der Nähe vom Liesinger Platz

Diese ca. 75 m² große Wohnung befindet sich im 2. Stock (mit Lift) eines modernen Neubaus in einer optimalen Lage im 23. Wiener Gemeindebezirk. Die lichtdurchflutete 3-Zimmer-Wohnung bietet Ihnen ein angenehmes Wohnambiente und ist ideal für Paare oder kleine Familien.





FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat: Other
Usage Type	Living
Sales Type	Buy
Asset	Yes
Form of ownership	Condominium
Year of construction	1974
Construction status	Finished
Heating	District Heating: District Heating

ENERGY CERTIFICATE

Available

Energy Certificate Date	04.06.2019
Valid until	03.06.2029
HWB-Value (KWh/m ² /a)	69,40
HWB Class	 C
fGEE Value	2,81
fGEE Class	 E

SEGMENTATION

Total Rooms	3
Floors	4
Bathrooms	1



Maklerservice & Bewertung

Toilets 1
Bedrooms 2

AREAS

Living Area ca. 75 sqm
Usage Area ca. 75 sqm
Total Area ca. 75 sqm
Base Area 10.946,00 sqm
Cellar Area ca. 4 sqm

FEATURES

Location	South-West	Area	Dwelling Area
Additional rooms and areas	Storeroom, Guest Toilet, Drying Room, Bike Room	Special configuration	Elevator
Condition	Good condition	Age	New Building
Exploitation	Common developed	Connections	SAT, Cable, Phone, Internet Connection
Floor	Flagstone, Parquet	Construction	Massive Construction
Furnished	Unfurnished	Cellar	Basement Storage Room
Sanitation	Bathtub, Bidet	Kitchen	Kitchenette
Other	Shared Flat		



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	329.000,00 € incl. VAT
Buy Price /m ²	4.386,67 € excl. VAT

RUNNING COSTS

Running costs	209,58 € incl. 10% VAT
Repair Costs	75,85 € incl. VAT
Other Costs	18,58 € incl. VAT
Heating Costs	52,91 € incl. 20% VAT
Warmwater	36,91 € incl. 10% VAT

TOTAL

Total Running Costs	393,83 € incl. VAT
Total buy price	329.000,00 € incl. VAT
Commission Buy	3% plus 20% VAT

SIDECOSTS

Costs for contract	Nach Vereinbarung
Purchase tax percent	3,5%
Land register entry percent	1,1%

FINANCIAL INFORMATION



Maklerservice & Bewertung

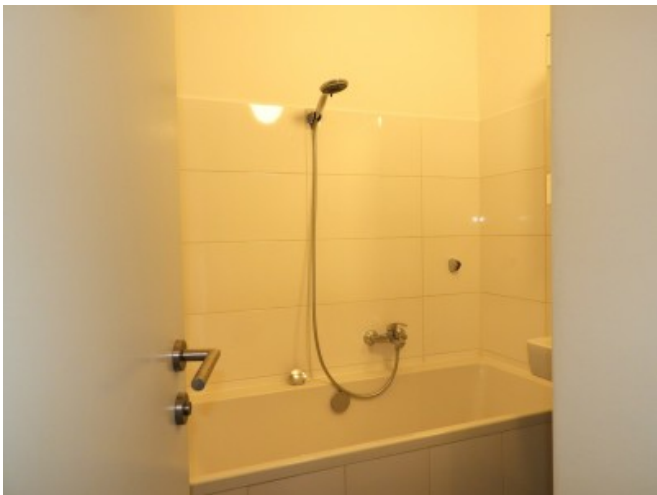
Reserve Status 118.000,00 €

Reserve Deadline 02.09.2024



GALLERY







LINKS AND DOWNLOADS

[More information](#)

