



#0001009277

PREIS-LEISTUNGS-HIT in Guntramsdorf- gut geschnittene 2-Zimmerwohnung mit Balkon und PKW Stellplatz in Grünruhelage

2353 Guntramsdorf



Purchase price: 170.000,00 €

Living Area: 58,00 m²

Rooms: 2



YOUR CUSTODIAN



Mag. Alexander Kreci

Immobilientreuhänder (Makler)

Raiffeisen Immobilien Vermittlung

alexander.kreci@riv.at

+43 664 60 517 517 62





DESCRIPTION

PREIS- LEISTUNGS-HIT!

1. Stock ohne Lift

Zweizimmereigentum in Guntramsdorfer Grünruhelage

Loggia und PKW Stellplatz

Hausanlage thermisch saniert

Fordern Sie das unverbindliche Expose an, um genauere Details zu erfahren.



FITTINGS AND PROPERTIES

PROPERTIES



Category	Apartment
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Heating	Central Heating: Gas
Car Spaces	Open

AREAS

Living Area	ca. 58 sqm
Cellar Area	ca. 4 sqm
Loggia Area	ca. 5 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	24.08.2022
Valid until	23.08.2032
HWB-Value (KWh/m ² /a)	37,00
HWB Class	 B
fGEE Value	1,12
fGEE Class	 C

SEGMENTATION

Total Rooms	2
Bathrooms	1
Toilets	1
Bedrooms	1
Loggias	1

**FEATURES**

Location	South-West	View	Distant View
Area	Village Area	Condition	Good condition, Needs renovation
Age	New Building	Exploitation	Common developed
Connections	TV	Floor	Flagstone, Parquet
Construction	Massive Construction	Furnished	Unfurnished
Cellar	Basement Storage Room	Sanitation	Bathtub
Kitchen	Kitchenette	Additional rooms and areas	Storeroom



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	170.000,00 €
----------------	--------------

RUNNING COSTS

Running costs	107,39 € incl. 10% VAT
Repair Costs	35,40 € incl. VAT
Running costs parking space	6,82 € incl. 20% VAT
Other Costs	84,29 € incl. VAT
Heating Costs	51,04 € incl. 20% VAT
Warmwater	10,86 € incl. 10% VAT

TOTAL

Total Running Costs	295,79 € incl. VAT
Total buy price	170.000,00 €
Commission Buy	3% plus 20% VAT

SIDECOSTS

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

FINANCIAL INFORMATION

**Maklerservice & Bewertung**

Reserve Status	134.585,28 €
----------------	--------------

Reserve Deadline	31.12.2023
------------------	------------

ADDITIONAL COSTS

Verwaltungskosten (Monthly)	30,40 € incl. 10% VAT
-----------------------------	-----------------------

Verwaltungskosten Stellplatz	6,64 € incl. 20% VAT
------------------------------	----------------------

PKW (Monthly)	
---------------	--



INFRASTRUCTURE AND SURROUNDING

INFRASTRUCTURE

Education

< 1km: Volksschule Guntramsdorf

< 1km: Kinderbetreuung

Recreation

< 1km: Easyfitness Guntramsdorf



GALLERY





LINKS AND DOWNLOADS

[More information](#)

[Plan_ Eichkogelsiedlung_24_32_](#)

