



#0001007175

## Große, helle Stadtwohnung mit Garagenbox in unmittelbarer Bahnhofsnahe in Mödling

2340 Mödling



Purchase price: 349.000,00 €  
Living Area: 101,00 m<sup>2</sup>  
Rooms: 3

### YOUR CUSTODIAN



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## DESCRIPTION

Dreizimmerstadtwohnung mit genialer Infrastruktur und Bahnhof vor der Türe.

101m<sup>2</sup> Wohnfläche im 1. Stock ( ohne Lift), einer Garagenbox im Innenhof im Eigentum und der Möglichkeit eines 2. Stellplatzes davor.

Fußläufig sind Nahversorger, Schulen, Ärzte und Parks zu erreichen- zentraler geht es nicht! In den BK sind bereits Heizung und Warmwasser inkludiert, also quasi ein All Inclusive Wohnpaket im Mödlinger Stadtzentrum!



## FITTINGS AND PROPERTIES

### PROPERTIES


Category	Apartment
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	1966
Construction status	Finished
Heating	Central Heating: District Heating
Car Spaces	Garage

### AREAS

Living Area ca. 101 sqm

### ENERGY CERTIFICATE

*Available*

Energy Certificate Date	13.03.2016
Valid until	12.03.2026
HWB-Value (KWh/m <sup>2</sup> /a)	101,10
HWB Class	

### SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2

### FEATURES

Location	North-East	Area	Center
Additional rooms and areas	Drying Room, Bike Room	Condition	Good condition
Age	New Building	Exploitation	Common developed
Connections	Cable		



Floor	Linoleum, Parquet, Flagstone		
Construction	Flat Roof, Prefabricated method of construction	Furnished	Unfurnished
Cellar	Basement Storage Room	Sanitation	Show
Kitchen	Kitchenette		



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	349.000,00 € incl. VAT
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### RUNNING COSTS

Running costs	94,08 € incl. 10% VAT
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Repair Costs	93,17 € incl. VAT
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Running costs parking space	27,73 € incl. 20% VAT
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Heating Costs	255,31 € incl. 20% VAT
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### TOTAL

Total Running Costs	470,30 € incl. VAT
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Total buy price	349.000,00 € incl. VAT
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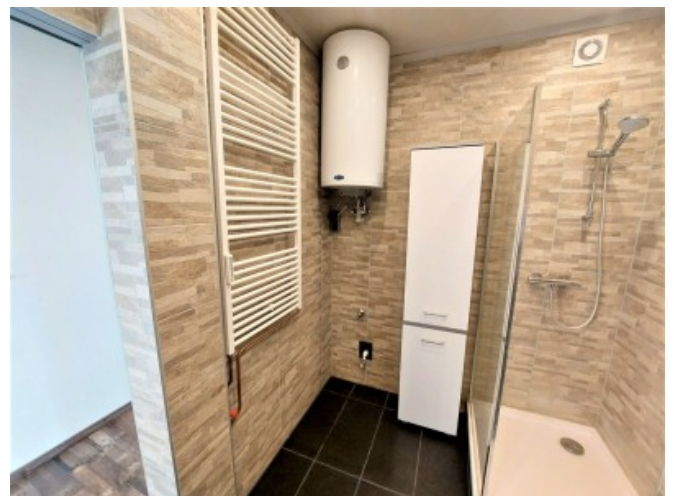
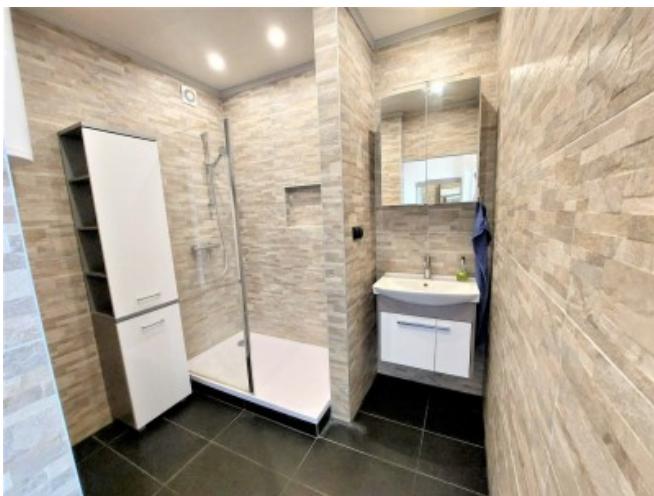
Commission Buy	3% plus 20% VAT
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### ADDITIONAL COSTS

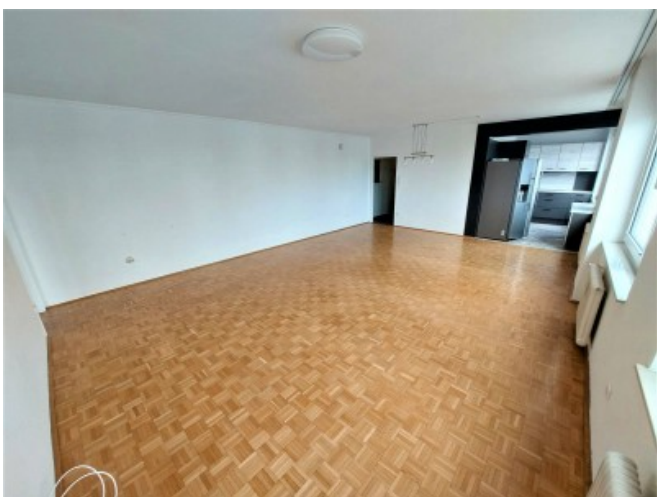
Verwaltungskosten (Monthly)	42,36 € incl. 10% VAT
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GALLERY









## LINKS AND DOWNLOADS

[More information](#)

[Grundriß ALT - Wohnung - Andreas Zillig](#)

