



#0001007350

## Top aufgeteilte 3-Zimmer-Wohnung in Bestlage des 2. Bezirk!

1020 Wien



Purchase price: 299.500,00 €

Living Area: 65,40 m<sup>2</sup>

Rooms: 3

### YOUR CUSTODIAN



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## DESCRIPTION

Super aufgeteilte 3-Zimmer-Wohnung in Bestlage im 2. Bezirk!  
2. Stock mit Lift.

### Eckdaten:

3 Zimmer  
Küche  
Bad mit Badewanne  
WC separat  
Vorraum  
Lift  
Kellerabteil

Fordern Sie gleich das Expose zu dieser Wohnung an, um noch mehr Details zu erfahren.



## FITTINGS AND PROPERTIES

### PROPERTIES



Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	1972
Construction status	Finished
Heating	Self-Contained Central Heating: Oil
Car Spaces	Open

### AREAS

Living Area	65,40 sqm
Cellar Area	5,00 sqm

### ENERGY CERTIFICATE

*Available*

Energy Certificate Date	10.07.2023
Valid until	09.07.2033
HWB-Value (KWh/m <sup>2</sup> /a)	62,00
HWB Class	 C
fGEE Value	1,54
fGEE Class	 C

### SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	1

### FEATURES

Area	Center	Additional rooms and areas	Guest Toilet, Drying Room, Bike Room, Attic
Condition	Good condition	Floor	Flagstone, Carpet



Sanitation

Bathtub

Kitchen

Kitchenette





## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	299.500,00 € incl. VAT
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### RUNNING COSTS

Running costs	158,35 € incl. 10% VAT
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Repair Costs	143,95 € incl. VAT
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Running costs Lift	45,57 € incl. 10% VAT
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Other Costs	0,70 € incl. VAT
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### TOTAL

Total Running Costs	348,57 € incl. VAT
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Total buy price	299.500,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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### SIDECOSTS

Purchase tax percent	3,5%
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Land register entry percent	1,1%
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## INFRASTRUCTURE AND SURROUNDING

### INFRASTRUCTURE

#### Gastronomy

- < 500m: Gasthof Prehsl
- < 500m: Lamontina Christian Koudelka EU
- < 500m: Mostlandl
- < 500m: Cafe Restaurant Heine

#### Shopping

- < 500m: ANKER

#### Education

- < 500m: Bundesgymnasium

#### Public Institution

- < 500m: Wien Weintraubengasse

#### Health

- < 500m: Rossmann Markus Dr.



GALLERY





## LINKS AND DOWNLOADS

[More information](#)

[Wohung Aloisgasse 5, Top 6, 1020 Wien - Plan\\_0001](#)

[Erdgeschoss Gebäude Aloisgasse 4 , 1020 Wien - Bauplan - Kinderwagen  
und Fahrradabstellraum\\_0001](#)

[Dachgeschoss - Bauplan Gebäude Aloisgasse 4 - Dachboden\\_0001](#)

[Keller - Bauplan Gebäude Aloisgasse 4 - Kellerabteil und  
Waschküche\\_0001](#)

