



#0001007451

!!PREISREDUKTION!!---Dreizimmerwohnung mit Traumblick und Garage in Baden bei der Rennbahn

2500 Baden



Purchase price: 265.000,00 €

Living Area: 95,00 m²

Rooms: 3

YOUR CUSTODIAN



Mag. Alexander Kreci
Immobilientreuhänder (Makler)
Raiffeisen Immobilien Vermittlung
alexander.kreci@riv.at
+43 664 60 517 517 62





DESCRIPTION

Dreizimmereigentum mit Garage und Kellerabteil in Baden bei Wien.

Traumausblick, sehr hell, absolute Ruhelage Nähe Trabrennbahn.

Fordern sie gleich das dazugehörige Expose an, um noch mehr Details zu erfahren.



FITTINGS AND PROPERTIES

PROPERTIES



Category	Flat: Other
Usage Type	Living
Sales Type	Buy
Form of ownership	Joint ownership & provision for use
Year of construction	1978
Construction status	Finished
Heating	District Heating: District Heating
Car Spaces	Garage

AREAS

Living Area	ca. 95 sqm
Cellar Area	ca. 6 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	02.02.2021
Valid until	01.02.2031
HWB-Value (KWh/m ² /a)	51,80
HWB Class	 C
fGEE Value	1,07
fGEE Class	 C

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2

FEATURES

Location	South	View	Distant View
Area	Village Area		



Additional rooms and areas	Storeroom, Drying Room, Bike Room		
Special configuration	Elevator, Roller Shutter	Condition	Good condition
Age	New Building	Exploitation	Common developed
Connections	Cable, Phone	Floor	Flagstone, Parquet, Laminate
Construction	Flat Roof, Prefabricated method of construction	Furnished	Unfurnished
Cellar	Basement Storage Room	Sanitation	Show



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	265.000,00 € incl. VAT
----------------	------------------------

RUNNING COSTS

Running costs	215,30 € incl. 10% VAT
---------------	------------------------

Repair Costs	89,25 € incl. VAT
--------------	-------------------

Running costs parking space	29,08 € incl. 20% VAT
-----------------------------	-----------------------

Heating Costs	182,40 € incl. 20% VAT
---------------	------------------------

TOTAL

Total Running Costs	569,47 € incl. VAT
---------------------	--------------------

Total buy price	265.000,00 € incl. VAT
-----------------	------------------------

Commission Buy	3% plus 20% VAT
----------------	-----------------

SIDECOSTS

Costs for contract	1%
--------------------	----

Purchase tax percent	3,5%
----------------------	------

Land register entry percent	1,1%
-----------------------------	------

FINANCIAL INFORMATION

Reserve Status	282.581,38 €
----------------	--------------

Reserve Deadline	31.12.2022
------------------	------------

ADDITIONAL COSTS

Instandhaltung Garage (Monthly)	11,05 € incl. VAT
------------------------------------	-------------------



Darlehen RB+Darlehen RB
garage (Monthly)

42,39 € incl. VAT





INFRASTRUCTURE AND SURROUNDING

INFRASTRUCTURE

Health

< 500m: Aeskulap Apotheke

Gastronomy

< 500m: Trabrennverein Baden

< 500m: Cafe Posthof

< 1km: Weingut Bock

< 1km: Eissalon Zakini

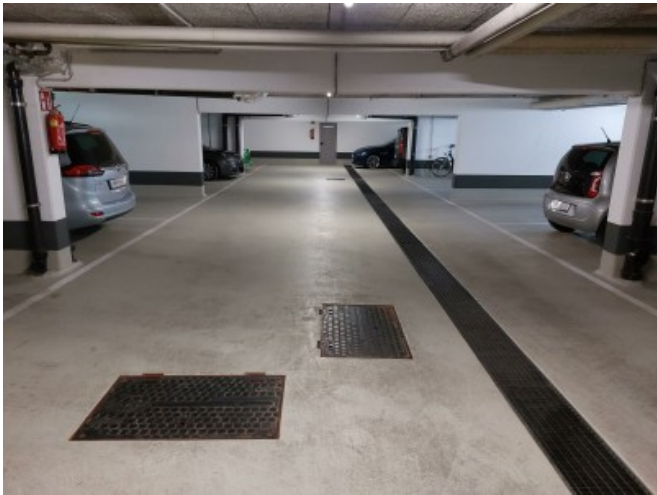
Shopping

< 1km: Kik Baden Pfaffstätten



GALLERY





LINKS AND DOWNLOADS





[More information](#)

[Grundriss_001](#)

