



#0001007975

Dreizimmerstadtwohnung in Westbahnhofnähe mit Loggia

1150 Wien



Purchase price: 330.000,00 €

Living Area: 80,00 m²

Rooms: 3

YOUR CUSTODIAN



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DESCRIPTION

Dreizimmereigentum mit Loggia in ruhiger Lage des 15. Wiener Gemeindebezirks zu verkaufen. Gelegen im 1. Liftstock, verfügt die Wohnung über 80m² Wohnfläche+ Loggia und ist O/W seitig ausgerichtet.

Interessanter Preis, sehr gepflegter Zustand!



FITTINGS AND PROPERTIES

PROPERTIES



Category	Apartment
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Construction status	Finished
Heating	Self-Contained Central Heating: Electric
Car Spaces	Garage (optional)

AREAS

Living Area	ca. 80 sqm
Loggia Area	ca. 4 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	29.10.2019
Valid until	28.10.2029
HWB-Value (KWh/m ² /a)	93,87
HWB Class	 C
fGEE Value	1,89
fGEE Class	 D

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Loggias	1

FEATURES

Location	East, West	Area	Dwelling Area
Additional rooms and areas	Storeroom, Bike Room	Special configuration	Elevator, Alarm Equipment



Maklerservice & Bewertung

Condition	Good condition	Age	New Building
Exploitation	Common developed	Floor	Parquet, Flagstone
Furnished	Partially furnished	Cellar	Basement Storage Room
Sanitation	Bathtub	Kitchen	Kitchenette





PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	330.000,00 € incl. VAT
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RUNNING COSTS

Running costs	204,47 € incl. 10% VAT
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Repair Costs	123,65 € incl. VAT
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Running costs parking space	60,34 € incl. 20% VAT
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TOTAL

Total Running Costs	388,45 € incl. VAT
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Total buy price	330.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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SIDECOSTS

Costs for contract	0,5%
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Purchase tax percent	3,5%
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Land register entry percent	1,1%
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FINANCIAL INFORMATION

Reserve Status	221.811,00 €
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Reserve Deadline	31.12.2022
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INFRASTRUCTURE AND SURROUNDING

INFRASTRUCTURE

Gastronomy

< 500m: Cafe Floo

< 500m: Gasthaus Heidinger

Education

< 500m: Allgemeine Sonderschule

< 500m: Volksschule

Other

< 500m: eni 24 Wien



GALLERY







LINKS AND DOWNLOADS





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