



#0003002231

3-Zimmer-Wohnung für Fußball-Fans

5020 Salzburg



Purchase price: 380.000,00 €

Living Area: 72,00 m²

Rooms: 3

YOUR CUSTODIAN



Lukas Schubert

Immobilienberater

Raiffeisen Salzburg

lukas.schubert@immoraiffeisen.at

+43 664 6271937



**Raiffeisen
Immobilien**



Maklerservice & Bewertung





FITTINGS AND PROPERTIES

PROPERTIES



Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	1967
Construction status	Finished
Heating	Central Heating: District Heating
Car Spaces	Garage

AREAS

Living Area	ca. 72 sqm
Usage Area	ca. 75 sqm
Base Area	2.692,00 sqm
Loggia Area	ca. 4 sqm
Balcony Area	ca. 2 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	26.09.2019
Valid until	25.09.2029
HWB-Value (KWh/m ² /a)	43,00
HWB Class	 B
fGEE Value	1,33
fGEE Class	 C

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Loggias	1
Balconies	1

FEATURES

Location	South-West	Area	Dwelling Area
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Additional rooms and areas	Drying Room, Bike Room	Special configuration	Elevator
Condition	Good condition	Exploitation	Common developed
Floor	Flagstone, Parquet	Furnished	Partially furnished
Cellar	Basement Storage Room	Kitchen	Kitchenette
Other	Shared Flat		





PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	380.000,00 € incl. VAT
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RUNNING COSTS

Running costs	119,58 € incl. 10% VAT
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Repair Costs	56,88 € incl. VAT
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Other Costs	105,60 € incl. VAT
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Heating Costs	117,02 € incl. 20% VAT
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Warmwater	15,81 € incl. 10% VAT
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TOTAL

Total Running Costs	414,89 € incl. VAT
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Total buy price	380.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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SIDECOSTS

Costs for contract	1,5%
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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	-414.675,07 €
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Reserve Deadline	22.01.2024
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INFRASTRUCTURE AND SURROUNDING

Attention soccer fans!

This well-designed apartment is located in the central Taxham district and combines urban living with a quiet location. Facing south-west. You can watch the Redbull Salzburg Champion League footballers in their daily training sessions.

All facilities for daily needs such as schools, pharmacies and the Europark shopping center are in the immediate vicinity. Thanks to the excellent public transport network, Salzburg's old town can also be reached in just a few minutes. More distant destinations are also easy to reach thanks to the nearby highway entrance.



GALLERY



LINKS AND DOWNLOADS

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