



#0001008469

## Sonnige Dreizimmerwohnung in schöner Mödlinger Wohnlage mit Balkon und Garagenplatz

2340 Mödling



Purchase price: 449.000,00 €

Living Area: 80,00 m<sup>2</sup>

Rooms: 3

### YOUR CUSTODIAN



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## DESCRIPTION

Moderne und bezugsfertige Dreizimmerwohnung mit extragroßem Balkon und Tiefgaragenplatz in schöner Mödlinger Wohnlage zu verkaufen.

Gelegen im 1.Liftstock überzeugt diese Topwohnung durch viel Sonne, sehr gute Raumaufteilung und hochwertige Ausstattung, sowie die ausgesprochen schöne Lage in Mödling.



## FITTINGS AND PROPERTIES

### PROPERTIES



Category	Flat: Other
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	2008
Construction status	Finished
Heating	District Heating: District Heating
Car Spaces	Underground Garage

### AREAS

Living Area	ca. 80 sqm
Cellar Area	5,00 sqm
Balcony Area	ca. 14 sqm

## ENERGY CERTIFICATE

### *Available*

Energy Certificate Date	22.01.2020
Valid until	21.01.2030
HWB-Value (KWh/m <sup>2</sup> /a)	32,80
HWB Class	 B
fGEE Value	0,98
fGEE Class	 B

## SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Balconies	1

## FEATURES

Location	South-West	Area	Suburban Area
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Additional rooms and areas	Drying Room, Bike Room	Special configuration	Elevator
Condition	Good condition	Age	New Building
Exploitation	Development with telecommunication	Connections	SAT
Floor	Parquet, Flagstone	Furnished	Partially furnished
Cellar	Basement Storage Room	Sanitation	Bathtub
Kitchen	Kitchenette		





## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	449.000,00 € incl. VAT
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### RUNNING COSTS

Running costs	191,64 € incl. 10% VAT
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Repair Costs	96,05 € incl. VAT
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Running costs parking space	47,39 € incl. 20% VAT
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### TOTAL

Total Running Costs	335,08 € incl. VAT
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Total buy price	449.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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### SIDECOSTS

Costs for contract	1%
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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: Gashaus Juhasz

#### Shopping

< 500m: Georg Apotheke Mag. Pharm. Fischill

< 500m: Blumen Schonsky

#### Education

< 500m: Fahrschule Nowak-Mödling

< 500m: Karl Stingl Elementary School

< 500m: NÖ Landeskindergarten Mödling

< 500m: Htl Mödling



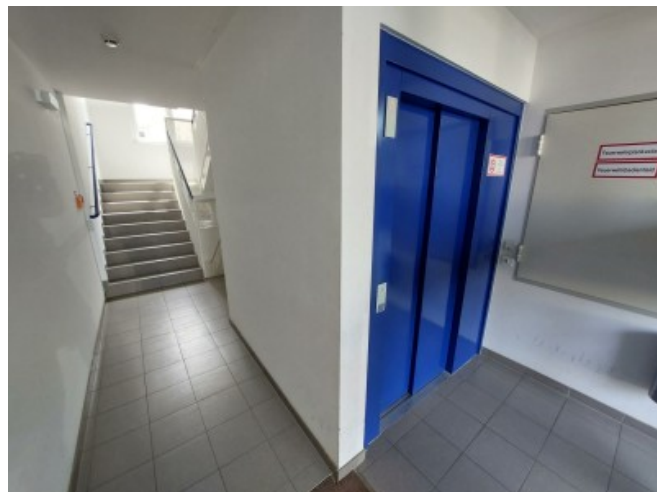
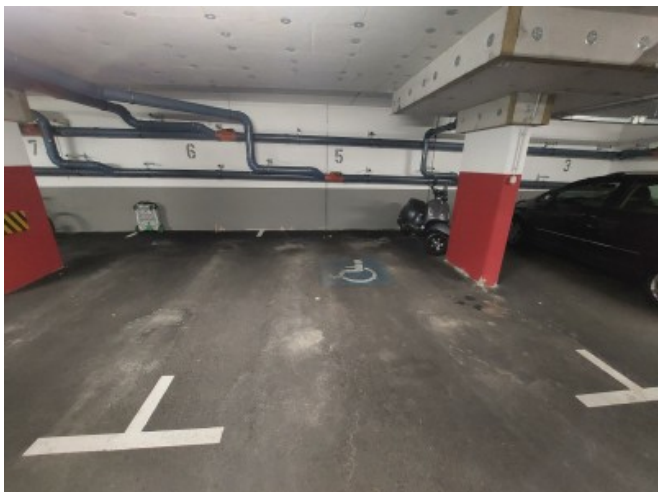
GALLERY











## LINKS AND DOWNLOADS

[More information](#)

[Wohnungsplan\\_Grundriss](#)

