



#00010100180013

Maklerservice & Bewertung

## Neubau-Feeling pur: 2 Zimmer mit moderner Ausstattung

1190 Wien



Purchase price:

361.600,00 €

**YOUR CUSTODIAN**

Living Area:

45,99 m<sup>2</sup>

2



**Adi Gashi**

Real estate consultant

Raiffeisen Immobilien Vermittlung

adi.gashi@ri-treuhand.at

+43 664 60 517 517 38





## DESCRIPTION

### **Stylish Living with a View – New Development on Heiligenstädter Straße, 1190 Vienna**

In one of Vienna's most sought-after residential areas, 43 high-quality condominiums are being built, offering 2 to 4 rooms on approx. 44–120 m<sup>2</sup> – ideal for singles, couples, and families. Private outdoor spaces such as balconies, loggias, terraces, or private gardens provide green retreats. Street-facing units impress with large windows and bright, airy interiors.

Features include oak parquet flooring, modern windows with electric blinds or shutters, a video intercom system, and practical extras like a home delivery system and a stroller/bike room. Heating is provided via sustainable district heating.

An in-house underground garage with 20 parking spaces (pre-equipped for EV charging) and a children's playground complete the offer.

### **Location & Leisure**

Heiligenstadt combines urban infrastructure with access to nature. Supermarkets, pharmacies, schools, and sports facilities are within walking distance. The nearby Vienna Woods and traditional wine taverns in Nußdorf and Grinzing invite you to relax. The Danube Island, Kahlenberg, and local swimming pools offer a variety of leisure activities.

### **Transport Links**

The U4 subway line takes you to the city center in just 18 minutes. Tram lines D and 38 provide direct access to Nußdorf and Grinzing.

### **Conclusion:**

A stylish home with thoughtful architecture, high quality of life, and the perfect blend of city and nature.



## FITTINGS AND PROPERTIES

### PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	2026
Construction status	Planned
Heating	Underfloor Heating: District Heating

### AREAS

Living Area	ca. 46 sqm
Cellar Area	ca. 3 sqm

### ENERGY CERTIFICATE

#### *Available*

Energy Certificate Date	03.03.2025
Valid until	02.03.2035
HWB-Value (KWh/m <sup>2</sup> /a)	23,80
HWB Class	<b>A</b>
fGEE Value	0,73
fGEE Class	<b>A</b>

### SEGMENTATION

Total Rooms	2
Bathrooms	1
Toilets	1
Bedrooms	1

### FEATURES

Age	New Building
-----	--------------



## INTERIOR DESCRIPTION

high-quality oak parquet  
comfortable underfloor heating  
electrically controllable Venetian blinds or shutters  
video intercom system  
environmentally friendly district heating  
home-delivery-system



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	361.600,00 €
----------------	--------------

### RUNNING COSTS

Running costs	101,70 € incl. 10% VAT
Repair Costs	40,01 € incl. VAT
Running costs Lift	14,67 € incl. 10% VAT

### TOTAL

Total Running Costs	156,38 € incl. VAT
Total buy price	361.600,00 €
Commission Buy	Without commission

### SIDECOSTS

Purchase tax percent	3,5%
Land register entry percent	1,1%

All apartments can also be purchased as investment properties.

Purchase price for investors: EUR 329.200,- plus 20% USt

An optional garage parking space can be purchased.

Purchase price for owner-occupiers: EUR 38.000,-

Purchase price for investors: EUR 31.660,- plus 20% USt

The monthly costs are to be understood as reference values and can only be determined accurately after the residential building is in operation.



### GALLERY



**Raiffeisen Wohnbau**

HEILIGENSTÄDTYER STRASSE 121  
A-1120 Wien

**TOP 13**  
2. OBERRISCHES

2 Zimmer	
Wohnfläche	60,00 m <sup>2</sup>
Lage	-
Baujahr	-
Stufen	-
Garage	-
Erdgeschosszahl/13	13/13
Kaufpreis	2.500,-
Quadratmeter (ca. 100)	25,00,-

**HOT** HOCHZUGLAGE  
 Die hier angeführten Angaben sind ausschließlich als Orientierungshilfe zu verstehen und stellen keine verbindliche Darstellung dar. Die hier angeführten Angaben sind ausschließlich als Orientierungshilfe zu verstehen und stellen keine verbindliche Darstellung dar. Die hier angeführten Angaben sind ausschließlich als Orientierungshilfe zu verstehen und stellen keine verbindliche Darstellung dar.



LINKS AND DOWNLOADS

[More information](#)

[HL103 Ausstattungsbroschüre\\_20260408](#)

[Top 13](#)

[Top 13\\_001](#)

