Raiffeisen Immobilien

Maklerservice & Bewertung

#00010100180021

# 2-Zimmer-Wohnglück mit Raffstores & Fernwärme

1190 Wien

| | |
|---|---|
| Purchase price: | 369.300,00 € |
| Living Area: | 45,99 m² |
| Rooms: | 2 |

## YOUR CUSTODIAN

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# 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 m² – 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.

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# FITTINGS AND PROPERTIES

## PROPERTIES

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

## AREAS

| | |
|---|---|
| Living Area | ca. 46 sqm |
| Cellar Area | ca. 2 sqm |

## ENERGY CERTIFICATE

*Available*

| | |
|---|---|
| Energy Certificate Date | 03.03.2025 |
| Valid until | 02.03.2035 |
| HWB-Value | 23,80 |
| HWB Class | A |
| fGEE Value | 0,73 |
| fGEE Class | A |

## SEGMENTATION

| | |
|---|---|
| Total Rooms | 2 |
| Bathrooms | 1 |
| Toilets | 1 |
| Bedrooms | 1 |

## FEATURES

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

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## 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

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# PRICES AND FINANCIAL INFORMATION

## BASE PRICES

| | | |
|---|---|---|
| Unit Buy Price | 369.300,00 € | |

## 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 | 369.300,00 € | |
| Commission Buy - Customer | 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 336.900,- 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.

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# GALLERY

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LINKS AND DOWNLOADS

More information

HL103 Ausstattungsbroschüre_20260408

Heiligenstädterstrasse

Top 21

Top 21_001