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Maklerservice & Bewertung

Ein viertel grün - gefördert , nachhaltig und schöner Wohnen

2700 Wiener Neustadt



Purchase price:

201.525,47 €

Living Area:

57,48 m²

Rooms:

2

YOUR CUSTODIAN



Sophie Kühnel, BA

Real estate consultant

[Raiffeisen Immobilien Vermittlung](#)

sophie.kuehnel@riv.at

[+43 664 60 517 517 71](tel:+436646051751771)





DESCRIPTION

Subsidized - Green - Central - Energy Efficient

Subsidized first occupancy apartments in an attractive location - from €180,000!
New development project in a traffic-calmed urban quarter with good infrastructure.
2-4 rooms, approx. 55-90 m², each with balcony or garden.
Energy efficient & thoughtfully designed, including underground parking space & storage room.
Common areas such as elevator, bicycle room, laundry room, and much more.
Completion: expected Q1/2026

Overview:

This 3-room apartment of approx. 77 m² features a large living room, two bedrooms, and a kitchen. The balcony of nearly 8 m² provides additional outdoor space on the 2nd floor.



FITTINGS AND PROPERTIES

PROPERTIES

Category	Apartment
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	2026
Construction status	Under Construction
Construction Completion Date	20.06.2025
Heating	District Heating: District Heating
Car Spaces	Garage

AREAS

Living Area	ca. 57 sqm
Balcony Area	ca. 7 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	24.07.2020
Valid until	23.07.2030
HWB-Value (KWh/m ² /a)	23,40
HWB Class	 A
fGEE Value	0,53
fGEE Class	 A+ +

SEGMENTATION

Total Rooms	2
Bathrooms	1
Toilets	1
Bedrooms	1
Balconies	1



FEATURES

Area	Dwelling Area
Additional rooms and areas	Guest Toilet, Bike Room
Condition	First Use
Age	New Building
Exploitation	Full developed
Floor	Laminate, Flagstone
Construction	New construction standard
Cellar	Basement Storage Room
Sanitation	Bathtub, Show





PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	184.525,47 €
Parking space buy price	17.000,00 €

RUNNING COSTS

Running costs	143,70 € incl. 10% VAT
Repair Costs	33,65 € incl. VAT
Running costs parking space	20,90 € incl. 20% VAT
Other Costs	30,02 € incl. VAT

TOTAL

Total Running Costs	228,28 € incl. VAT
Total buy price	201.525,47 €
Commission Buy	Without commission

SIDECOSTS

Costs for contract	laut Tarifordnung Vertragserrichter
Purchase tax percent	3,5%
Land register entry percent	1,1%

ADDITIONAL COSTS

Verwaltung Stellplatz (Monthly)	5,98 € incl. 20% VAT
Verwaltung Wohnung (Monthly)	41,10 € incl. 10% VAT
Annuität (Monthly)	177,19 € incl. VAT



die Sonstigen Kosten setzen sich aus dem Kaltwasserkonto zusammen

Die Gesamthöhe des Förderdarlehens (bereits vom Kaufpreis abgezogen), welches mit der Annuität getilgt wird, beläuft sich auf ca. 64 432,59€.



GALLERY





LINKS AND DOWNLOADS

[More information](#)

[Plan_EVG_Haus_3_Top_10](#)

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