Raiffeisen Immobilien
Maklerservice & Bewertung

#0001011278

Perfekt für Praxis oder Kanzlei: Moderne Stadtvilla mit Lift, Garten & Top-Lage

2620 Neunkirchen

AI

Purchase price:	1.200.000,00 €
Living Area:	453,00 m²

YOUR CUSTODIAN

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DESCRIPTION

Great Investment Opportunity!

Central location in Neunkirchen meets peace and greenery: This fully modernized city villa with three units, elevator, and large garden offers versatile uses for living, working, or as an attractive investment. Open your law firm, doctor's office, or medical center here while enjoying the opportunity to live elegantly and luxuriously.

Photos and/or description have been partially edited using AI to enhance presentation. Variations from the actual condition may occur.

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Villa
Usage Type	Commercial
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	1913/2018
Heating	Central Heating: Gas
Car Spaces	8 x Open, 2 x Garage

AREAS

Living Area	453,00 sqm
Usage Area	ca. 453 sqm
Base Area	1.361,00 sqm
Cellar Area	ca. 108 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	15.01.2025
Valid until	14.01.2035
Total Energy Performance Class	C
End Energy Demand Value	162,00
HWB-Value	96,20
HWB Class	C
fGEE Value	1,32
fGEE Class	C

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	1.200.000,00 €

TOTAL

Total buy price	1.200.000,00 €
Commission Buy - Customer	3% plus 20% VAT

SIDECOSTS

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

INFRASTRUCTURE AND SURROUNDING

The villa is located in a centrally positioned residential area of Neunkirchen, a town in the heart of Lower Austria. The surroundings captivate with a harmonious blend of urban comfort and natural charm, ensuring a pleasant living atmosphere. In the immediate vicinity, you'll find various shopping options, cafés, and restaurants to simplify daily life and provide variety. For families and those seeking relaxation, parks and green spaces offer ample room for leisure activities and walks. The excellent public transport connections and proximity to the highway enable convenient travel to nearby cities and regions.

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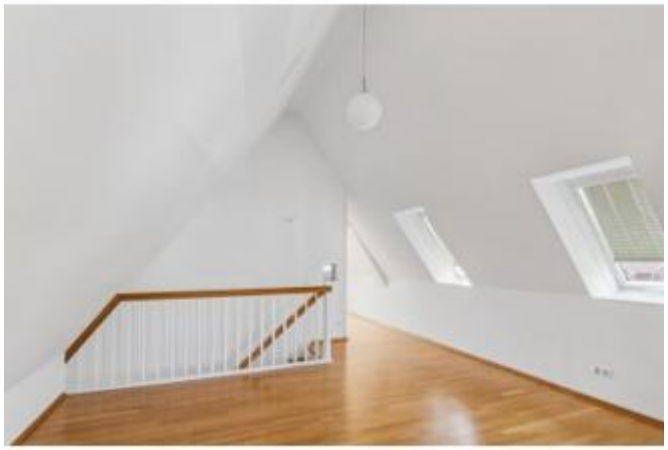
GALLERY



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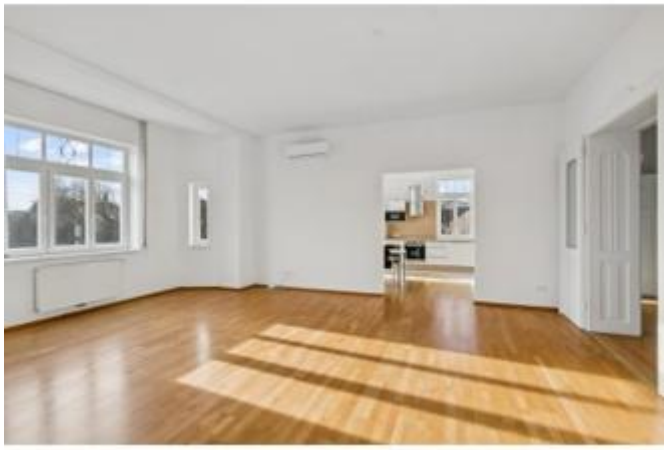
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