Raiffeisen Immobilien

Maklerservice & Bewertung

#0001011524

Komfortable ca. 38m²-Citywohnung, Lift und Terrasse! THERMISCHE Sanierung kommt 2026!

2500 Baden

Purchase price:	192.000,00 €
Living Area:	35,00 m²
Rooms:	1

YOUR CUSTODIAN

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DESCRIPTION

Welcome to this charming, well-laid-out apartment in a well-maintained and quiet residential building in one of Baden's most popular locations.

With a usable area of approximately 45 m², this home offers everything you need for comfortable and relaxed living.

The combination of a cozy living atmosphere, good accessibility, and an attractive location makes this apartment a wonderful new home.

Request the non-binding exposé now to learn more detailed information.

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	1970
Heating	Central Heating: Gas
Car Spaces	Open

AREAS

Living Area	ca. 35 sqm
Usage Area	ca. 42 sqm
Terrace Area	7,20 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	21.10.2025
Valid until	20.10.2035
HWB-Value	97,50
HWB Class	C
fGEE Value	1,51
fGEE Class	C

SEGMENTATION

Total Rooms	1
Bathrooms	1
Toilets	1
Terraces	1

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	192.000,00 €	

RUNNING COSTS

Running costs	106,11 €	incl. 10% VAT
Repair Costs	91,77 €	incl. VAT

TOTAL

Total Running Costs	197,88 €	incl. VAT
Total buy price	192.000,00 €	
Commission Buy - Customer	3%	plus 20% VAT

SIDECOSTS

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

ADDITIONAL COSTS

Verwaltung (Monthly)	30,69 €	incl. 10% VAT
Darlehen Thermische Sanierung (Monthly)	85,08 €	incl. VAT

INFRASTRUCTURE AND SURROUNDING

Baden offers a wide range of schools and educational opportunities. According to the directory for the Baden district, the following can be found:

- **Volksschule I Baden**,
- **Federal Gymnasium & Federal Realschule Baden – Biondekgasse**,
- **Federal Gymnasium Baden – Frauengasse**,
- **New Middle School Baden**,
- **Polytechnic School Baden**,
- **State Vocational School Baden**,
- Additionally, there are special schools, vocational schools, and further educational offerings in the district

Baden is a historic imperial and spa town with numerous attractions:

- **Casino Baden** – one of the largest and most renowned casinos in Austria
- **Kurpark Baden** – walking paths, music pavilion, rose garden
- **City Theater Baden** – diverse cultural program
- Historic Biedermeier architecture and UNESCO-protected spa town ensembles

- **Nature & Activities**
- **Vienna Woods & Helenental**: hiking and biking trails right on the city outskirts
- **Strandbad Baden**: idyllically located, one of Austria's oldest outdoor swimming pools
- **Vineyards** (e.g., Hartberg, Römerberg): ideal for walks and visits to traditional wine taverns

- **Golf courses in the surrounding area**
- **International Trot Racing Track**
- **Shopping City Süd** directly accessible via Badner Bahn
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BADNER BAHN

The most important connection between Baden and Vienna:

• Start: **Baden Josefsplatz** – Final stop: **Vienna Opera**
• 27.2 km route, 37 stops
• Frequency: weekdays every 8–15 minutes, weekends about every 15 minutes
• Travel time: about 1 hour
•
• Direct **train connections** from **Baden Station** to Vienna (e.g., Wien Mitte)
• Travel time: approx. **33 minutes**, departures approximately every 15 minutes
•
• **Four city bus lines** within the VOR transport system
• Newer electric city buses, improved travel times & optimized connections

• **Direct bus Baden Josefsplatz → Vienna Opera/Karlsplatz**, approx. 57 minutes

INFRASTRUCTURE

Education

< 500m: Allgemeine Sonderschule-Sonderpädagogisches Zentrum

< 500m: Musikschule der Stadtgemeinde Baden

< 500m: Montessori Kinderhaus Sankt Anna

Recreation

< 500m: Robert Worst Qualified Personal Trainer

Public Institution

< 500m: Stadtpolizei Baden

Health

< 500m: Orthopäde OA Doktor Philip Zeller

< 500m: Univ. Doz. Doktor Maria Zeller

< 500m: Gruppenpraxis Dr.Toblier Doktor Mosleh Hautärzte

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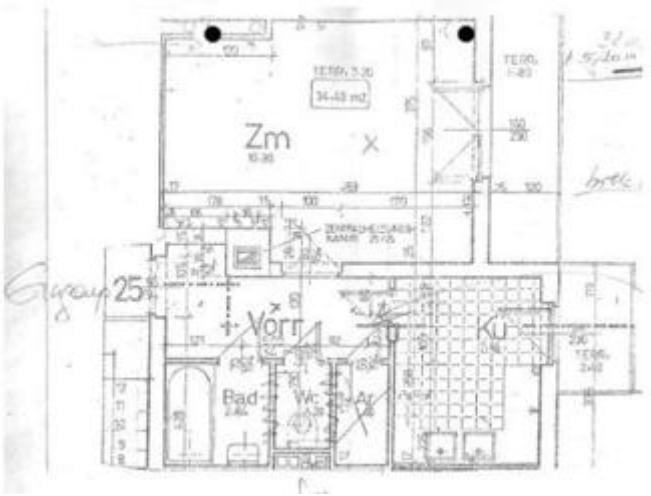
GALLERY



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LINKS AND DOWNLOADS

More information

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