

modern 4-room apartment with terrace close to LOBAU



📍 1220 Wien, Proximity: Lobau, Aspern

€ 849.900,- purchase price



Plans



About Property

First time use: Beautiful 4-room apartment with terrace

LOCATION

Supermarkets, restaurants, pharmacies, shops, etc. are just a few minutes' walk away. The Donauzentrum shopping center can also be reached quickly and offers a variety of shops etc. Public transport is in the immediate vicinity and quickly connects you to other districts.

PUBLIC

92A, 98A

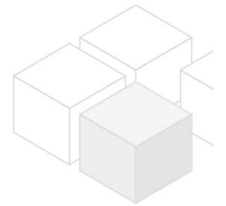
OBJECT

The apartment offers the following rooms:

- .Entree
- .Living dining room with open kitchen and access to the terrace
- .a bedroom with bathroom (tub) and closet space
- .two more bedrooms
- .Bathroom (shower, tub, toilet)
- .WC

EQUIPMENT

- Wooden and tiled floors
- .terrace approx. 23.5m²
- .heating and cooling using a heat pump
- .floor heating
- .garage space possible (price on request)



COSTS

purchase price: Following costs must be paid on top:

- . 3,5% land transfer fee
- . 1,1% land registry fee
- . 1,5% of purchase price + 20% VAT for notary/lawyer
- . ca 260.00 cash expenditure
- . if needed: bank loan
- . commission free for the buyer

General

Property number	11497
Property type	Wohnung

Costs

purchase price	€ 849.900,-
operating cost	€ 202

Keyfacts

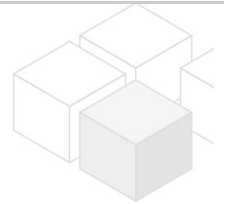
living area	122.07m ²
rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	33
fGEE	0.71



Lage

Verkehrsanbindung	92A, 98A
Nähe	Lobau, Aspern