

modern 4-room apartment with terrace close to LOBAU



📍 1220 Wien, Proximity: Lobau, Aspern

€ 859.900,- 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

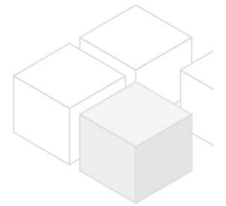
OBJECT

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 | € 859.900,- |
| operating cost | € 202 |

Keyfacts

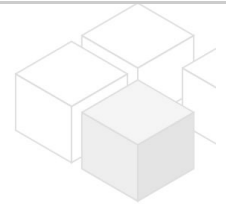
| | |
|----------------|----------------------|
| living area | 122.07m ² |
| rooms | 4 |
| bedroom | 3 |
| bath | 2 |
| WC | 2 |
| Property age | Neubau |
| condition | sehr gut |
| Available from | Sofort |
| Contract type | befristet |

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 |