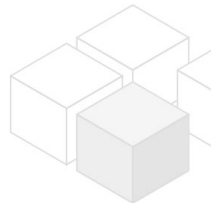


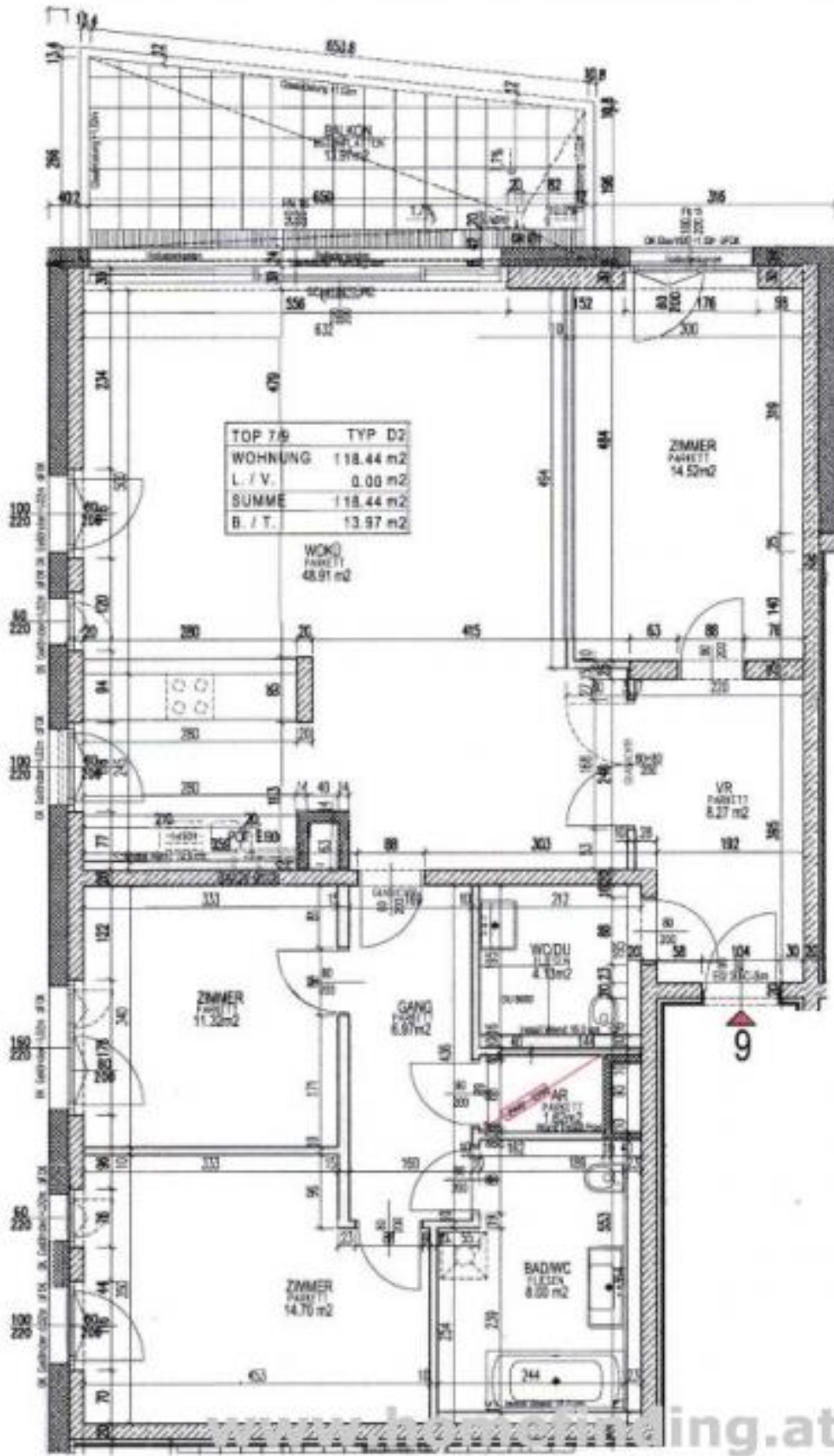
Nice apartment near the Donau

📍 1190 Wien, Proximity: Donau, Höhenstraße

€ 1.730.000,- purchase price



Plans



About Property

Beautiful apartment near Danube.

LOCATION

Shops, restaurants, supermarkets, schools, public transport, etc. are just a few minutes away by car. The area also offers several beaches and cycle paths along the Danube.

PROPERTY

The apartment consists of the following rooms:

- .entree
- .Living room with balcony
- .open kitchen
- .3 bedrooms
- .bathroom (tub, toilet)
- .bathroom (shower, toilet)
- .storage room

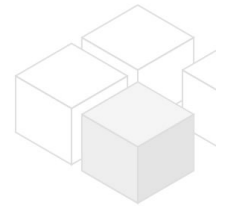
EQUIPMENT

- .wooden and tiled floors
- .garage
- .balcony

COSTS

Following costs must be paid on top:

- . 3,5% land transfer fee
- . 1,1% land registry fee
- . costs of notary/lawyer + expenses
- . if needed: bank loan + expenses
- . commission: 3% of purchase price + 20% VAT



General

Property number	11596
Property type	Wohnung

Costs

purchase price	€ 1.730.000,-
operating cost	€ 474.38

Keyfacts

living area	118.44m ²
Kellerfläche	14m ²
rooms	4
bedroom	3
bath	2

WC	2
Property age	Neubau
condition	sehr gut
Available from	nach Vereinbarung
Contract type	--

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Garage
kitchen	ja
balcony	ja
elevator	ja
Kabelfernsehen	ja
Satellitenfernsehen	ja
Barrierefrei	nein

Energy Performance Certificate



Information

Der Energieausweis wurde angefordert, aber noch nicht zur Verfügung ges

Lage

Verkehrsanbindung	239
Nähe	Donau, Höhenstraße

