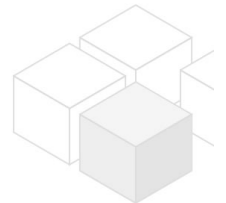


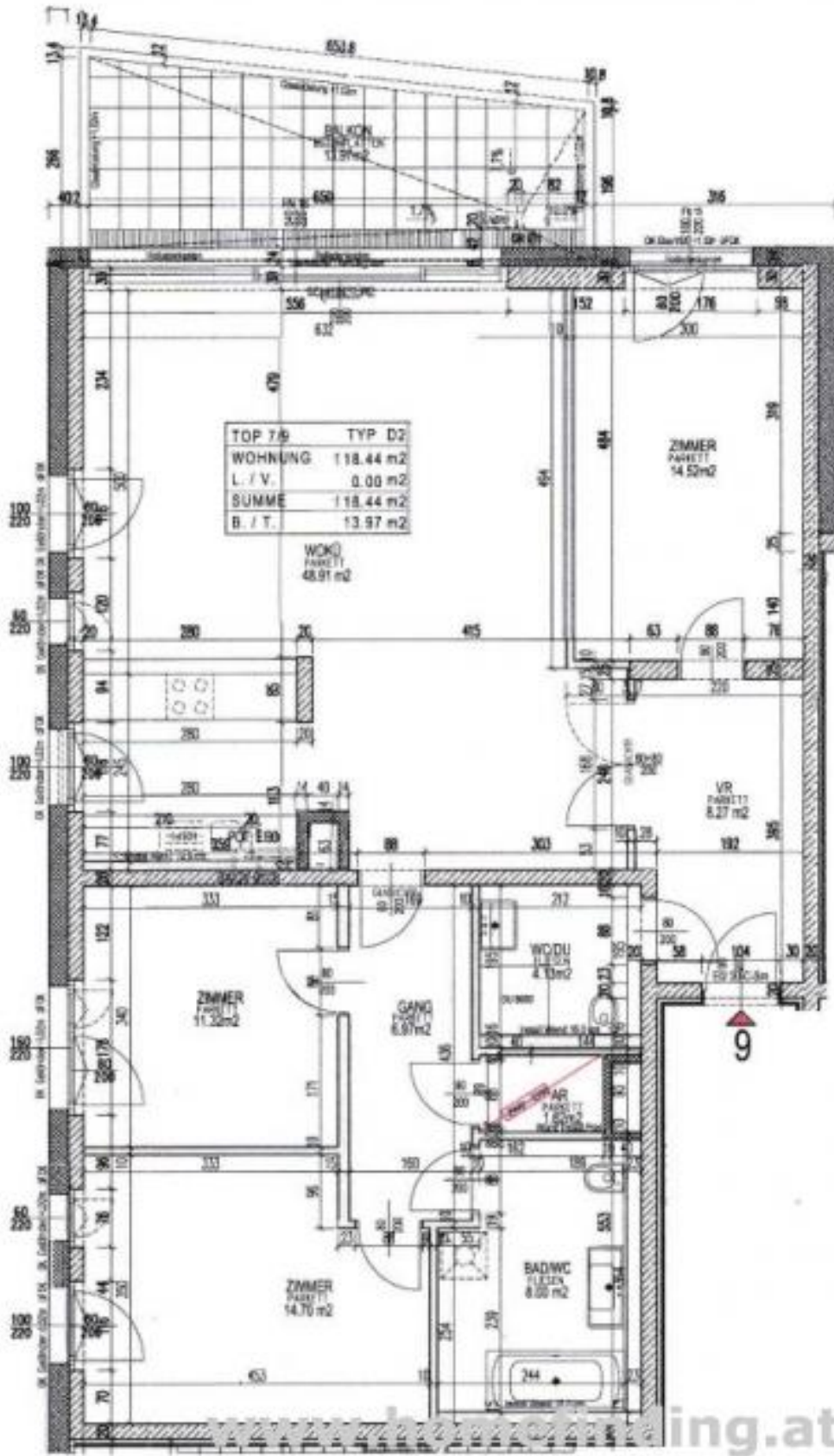
# Nice apartment near the Donau

📍 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

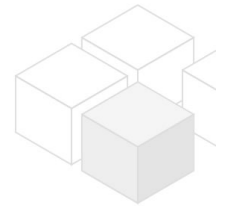
### EQUIPMENT

- .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 <sup>2</sup>
Kellerfläche	14m <sup>2</sup>
rooms	4
bedroom	3
bath	2

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

## Furnishing

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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

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Verkehrsanbindung	239
Nähe	Donau, Höhenstraße

