

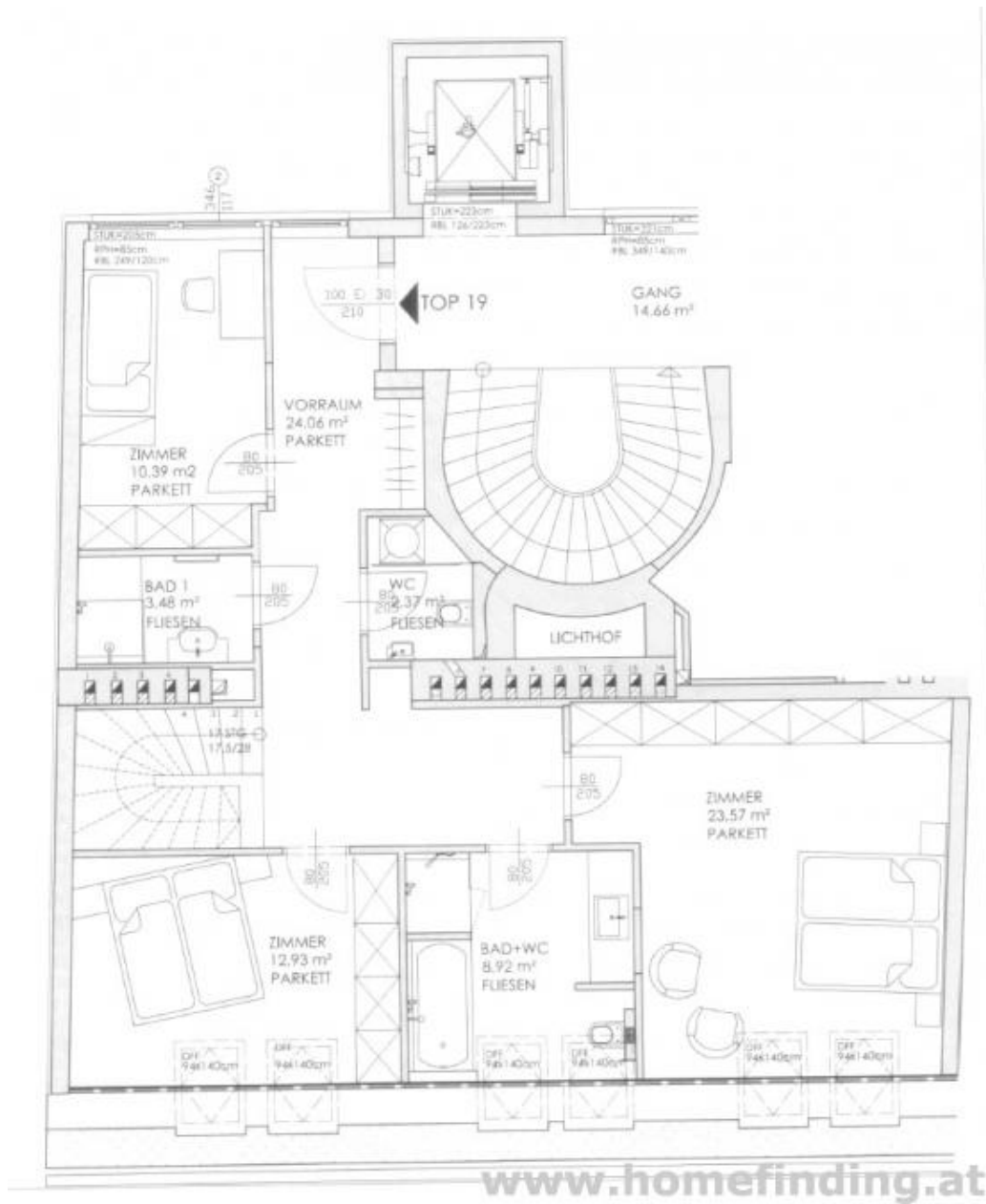
duplex apartment close to park Augarten

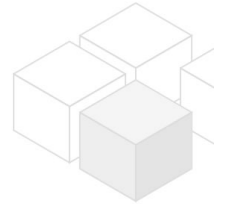
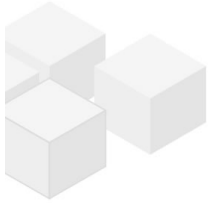
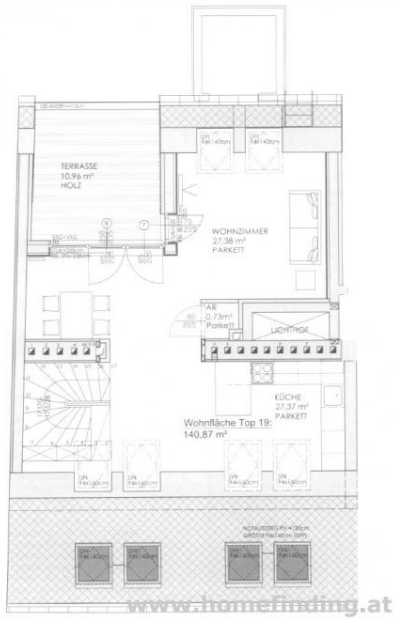
📍 1020 Wien, Proximity: Augarten, Taborstraße

€ 920.000,- purchase price



Plans





About Property

This nice duplex apartment is situated close to "Augarten"-

LOCATION

Shops, restaurants, supermarkets, pharmacies etc. can be found at Taborstraße, which can be reached by a few minutes walking. Public transport facilities are just around the corner and connect quickly with other districts.

PUBLIC TRANSPORT

U2, 2, 80A

PROPERTY

The apartment itself has following rooms:

>level 1:

- .entree
- .3 bedrooms (23m², 12m², 10m²)
- .bathroom (tub, shower, toilet)
- .second bathroom with shower
- .guest toilet.

>level 2:

- .large living dining room with partly open kitchen and 11m² terrace

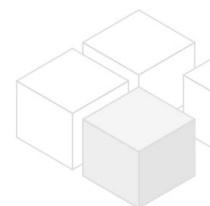
EQUIPMENT

- .wooden and tiled floors
- .11m² terrace.

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	11662
Property type	Wohnung

Costs

purchase price	€ 920.000,-
operating cost	€ 526.24

Keyfacts

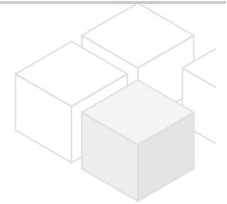
living area	140m ²
rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	44
HWB Energieklasse	B



Lage

Verkehrsanbindung	U2, 2, 80A
Nähe	Augarten, Taborstraße