

++NEW++ High-quality 3-room attic first occupancy with approx. 25m² terrace/balcony!



Objektnummer: 57584

Eine Immobilie von Adonia Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Dachgeschoß
Land:	Österreich
PLZ/Ort:	1100 Wien
Baujahr:	2023
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	80,00 m²
Zimmer:	3
Bäder:	1
WC:	1
Terrassen:	1
Heizwärmebedarf:	36,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	0,63
Kaufpreis:	449.000,00 €
Betriebskosten:	183,11 €
USt.:	24,10 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Luca Schelodetz

Bertrand Kaufmann Immobilienmakler GmbH
Börsegasse 9/4
1010 Wien

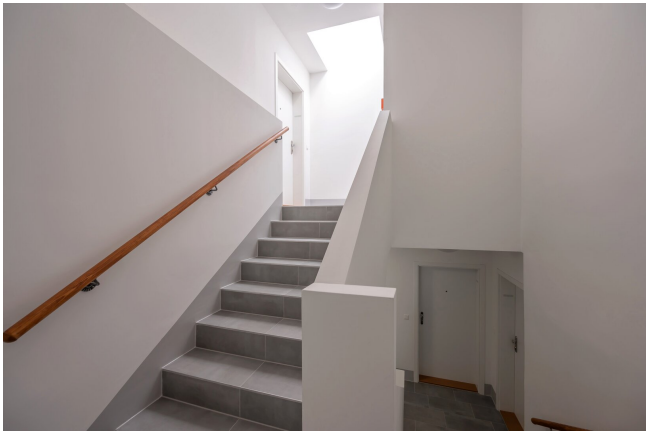








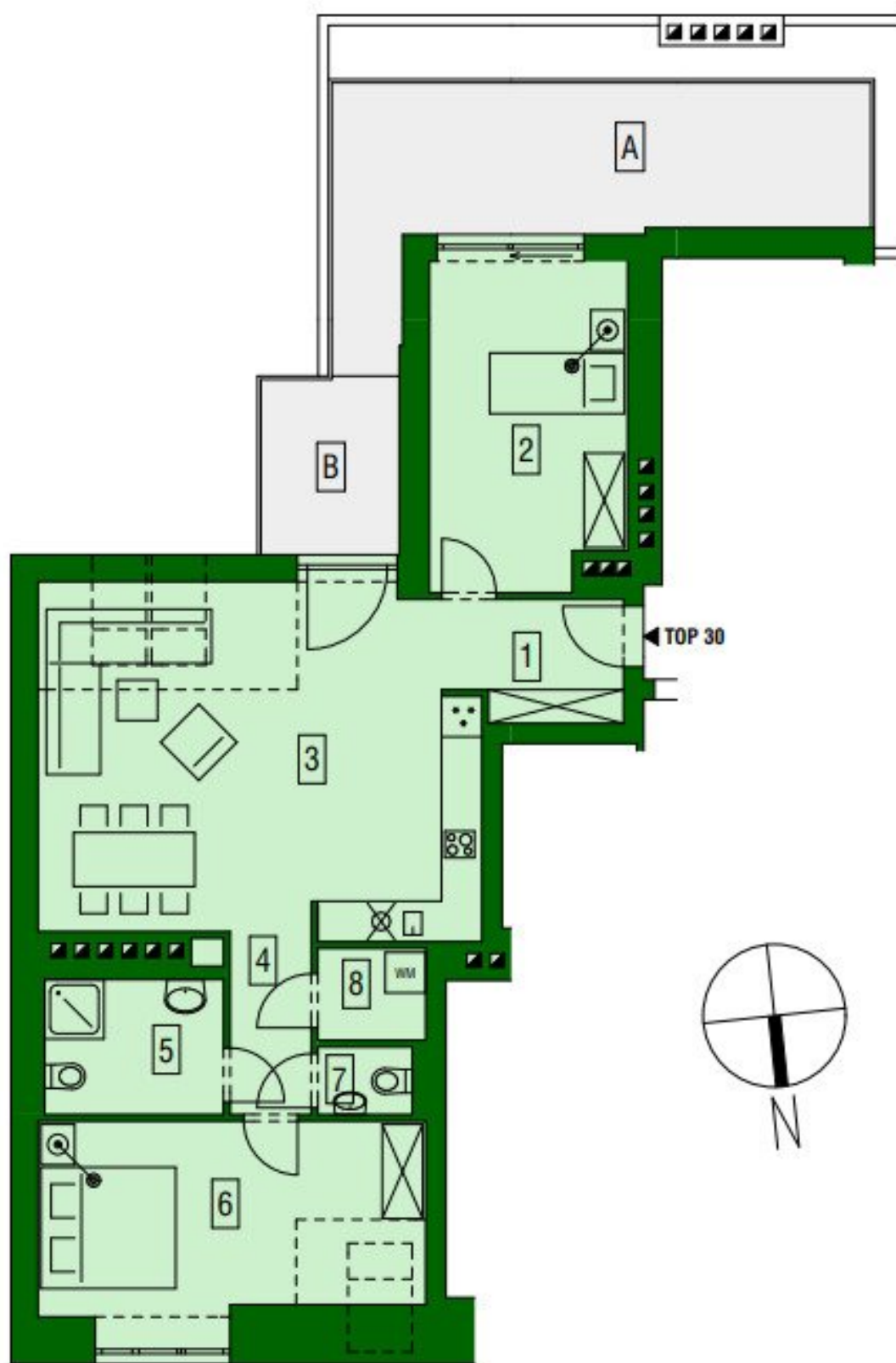






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1.DACHGESCHOSS

Objektbeschreibung

*****TO ARRANGE an APPOINTMENT, PLEASE send us a written REQUEST, preferably right away, with your APPOINTMENT REQUIREMENTS! (we will reply reliably on the same day!)*****

Top 30: This approx. 80m² 3-room top floor apartment with a great terrace/balcony is for sale in a very good location in the 10th district of Vienna.

There are more apartments available in this object.

Top 3-4	HP	68m ²	3Zimmer	199.000€ (unsaniert)
Top 5	HP	26m ²	1Zimmer	85.000€ (unsaniert)
Top 7	HP	38m ²	2Zimmer	115.000€ (unsaniert)
Top 19	3.OG	48m ²	2Zimmer	169.000€ (unsaniert)

Room layout:

- anteroom
- eat-in kitchen
- terrace/balcony
- Room
- bathroom
- separate toilet
- storage room

- bedroom

(see plan and current photos)

Furnishing:

The top floor apartments in this project were newly built and furnished to a high standard. A beautiful parquet floor was laid in all rooms, the wet rooms were elaborately tiled and equipped with brand fittings. All apartments are heated by underfloor heating and offer all the advantages of a contemporary new building in terms of equipment and design. (see current photos)

The general parts of the house are also partially renovated. A lift was installed, the staircase renovated and the facade repainted. The top floor will be equipped with an air heat pump so that you will be independent of gas in the future.

On request, we will be happy to send you a construction and equipment description!

Condition:

The apartments are sold turnkey (without kitchen) in FIRST TIME USE.

Location:

The apartment for sale is in a good location in the 10th district.

The surrounding infrastructure is characterized by numerous shops for daily needs (groceries, restaurants, clothing stores, pharmacies, banks) as well as various medical practices.

The nearby tram line 6 provides good public connections to Matzleinsdorferplatz, which in turn is the starting point for various S-Bahn lines (Floridsdorf - Meidling) and trams. Furthermore, the new U2 station Matzleinsdorferplatz is already being built, so that an underground connection to the city center will be created in the near future.

Further public transport: Bus line: 7A (continuing to the U1 station Reumannplatz).

Kindergartens, schools and universities are also well connected with the above-mentioned public transport.

The adjacent Belgrade Square and the nearby Fortuna Park can be visited for leisure

activities or as an oasis of calm.

More detailed information can be found on the map!

Transport connection:

The apartment is very well connected to the public via tram line 6 or bus line 7A.

Price:

The price for this condominium is EUR 449,000.-.

The estimated monthly operating costs will amount to approx. €2.5 per m² net (excl. lift-BK and reserve).

If you have any questions or would like a personal appointment, please do not hesitate to contact me.

In any case, please send us an e-mail request to arrange a viewing appointment!

The IMMY is the most renowned award for Viennese brokerage and management companies in the residential real estate sector. We are proud to have won the golden IMMY for 2019!

Thank you especially to our customers! Our company was also awarded Best Start Up and Quality Broker in 2015, 2018, 2019 and 2020!

Please make sure that you do not inquire about this property at another real estate agency after your inquiry at Adonia Immobilien! Thanks very much!

Not all of our properties can be found on the usual platforms. We look forward to your visit to our homepage at adonia.at

We expressly point out our close economic relationship with the seller! However, this does not affect our legal obligations as a dual broker. Subject to errors and changes.

All information published here is based on the information provided to us by the seller and was not collected by us.

You can view our general terms and conditions both in the outline sent to you and on our homepage. We expressly point out that these terms and conditions become part of the contract.

The protection of personal data is important to us and also required by law. Your

personal data will be processed in accordance with data protection regulations. On our homepage (under data protection information) you will find an overview intended to inform you about the most important aspects of the processing of personal data.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem Auftraggeber ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m
Apotheke <500m
Klinik <500m
Krankenhaus <1.500m

Kinder & Schulen

Schule <500m
Kindergarten <500m
Universität <1.000m
Höhere Schule <2.500m

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <1.500m

Sonstige

Geldautomat <500m
Bank <500m
Post <500m
Polizei <1.000m

Verkehr

Bus <500m
U-Bahn <1.000m
Straßenbahn <500m
Bahnhof <1.000m
Autobahnanschluss <2.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap