

Inserat ID: 47332

erstellt am : 12.03.2024

Objekttyp: 27

Vermarktungsart: Kauf

Gesamtkosten: 449000€

Straße:

1100 Wien

Wien Österreich

Kontaktinformationen:

Luca Schelodetz

Tel:

pr@adonia-immobilien.at

Wohnfläche: 80m²

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



***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 68m² 3Zimmer 199.000? (unsaniert) Top 5 HP 26m² 1Zimmer
85.000? (unsaniert) Top 7 HP 38m² 2Zimmer 115.000? (unsaniert) Top 19

3.OG 48m² 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!

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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

Eckdaten

Wohnfläche: 80m²

Zimmer: 3

Bäder: 1

Nutzungsart: Privatimmobilie

Befuerung: Luftwärmepumpe,
hwbwert: 36m²

fgeewert: 0.63m²

Preisinformationen

Kaufpreis: 449000€

Nebenkosten: 183.11€

Kontaktinformationen

Vorname: Luca

Nachname: Schelodetz

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