

## CONTACT



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## BASIC DATA

object number: **3056/1212**  
 object type: **Flat**  
 state: **Wien**  
 address: **1200 Wien, Brigittenau**  
 price: **€ 440,000.-**  
 Living area: **approx. 70.01 m²**  
 room: **3**

## DESCRIPTION

### 3-ROOM APARTMENT AT HANNOVER MARKET

A completely renovated 3-room apartment is for sale in the 20th district of Vienna, directly at the Hanover market.

The apartment was completely renovated in May 2022. It is on the 1st floor of a building with a lift, built in 1955.

The approx. 70 m2 of living space are distributed as follows:

- Anteroom
- Toilet
- Bathroom with massage shower, sink, mirror, gas heater, towel dryer
- Separate kitchen, fully equipped
- Bedroom 1
- Living room
- Bedroom 2

The apartment also has a 2 m2 large basement compartment.

Type of heating: gas heating

Equipment: bathroom, toilet, kitchen

#### Location

The apartment is located in the center of 20th district of Vienna, directly at the Hanover market. Accordingly, the complete infrastructure (shopping facilities, public transport, schools, kindergartens, etc.) is available in the immediate vicinity.

Convince yourself of this property during the viewing!

We will be happy to provide you with further information on request.

price: **€ 440,000.-**

operating costs: **€ 172.-**

repair of the building: **€ 88.-**

Buyer's comm.: **3% plus 20% VAT**

Living area: approx. 70.01 m<sup>2</sup>  
Cellar area: 2 m<sup>2</sup>

move-in as of: sofort  
room: 3  
Bathroom: 1  
toilet: 1  
Cellar: Yes  
Elevator: Yes  
furniture: kitchen  
heating: gas heat by floor  
year of construction: approx. 1955  
condition: very good  
floor: 1  
noise: average – middle noise  
Energy index: 109.7 kWh/(m<sup>2</sup>a)  
heating demand class: D  
Energy efficiency factor: 2.83  
Energy class factor: E

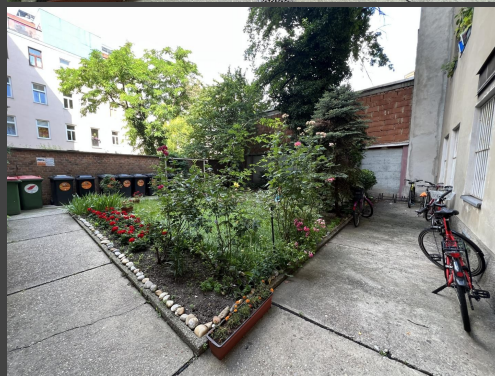
**Bedroom: 2; Location:** Outskirts; **Features:** dishwasher, glass-ceramic stove, New building; **Public transport:** Subway, Rapid transit, Tram, Bus

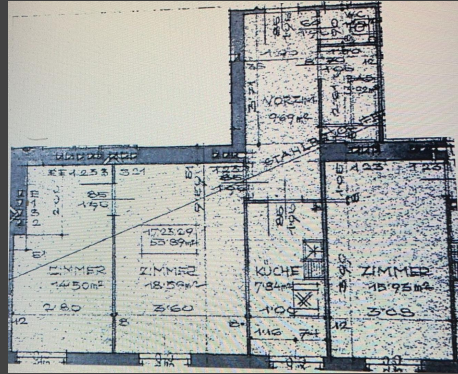












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Imprint

## CONTACT US:

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|-------------------|----------------------|----------------------|
| Name *            | <input type="text"/> |                      |
| Street, House Nr. | <input type="text"/> |                      |
| ZIP, city         | <input type="text"/> | <input type="text"/> |
| Phone *           | <input type="text"/> |                      |
| E-Mail *          | <input type="text"/> |                      |