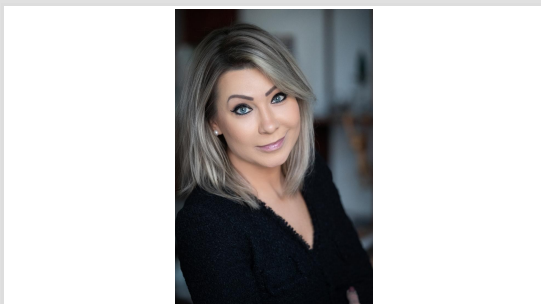


CONTACT



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[More objects from this agent](#)



BASIC DATA

object number: **3056/1103**
 object type: **Flat**
 state: **Wien**
 address: **1100 Wien, Favoriten**
 price: **€ 1,169,221.-**
 Living area: **approx. 117.95 m²**
 room: **4**

DESCRIPTION

NEW APARTMENT WITH BALCONY AND 4 ROOMS

The apartment is located in a residential project, right next to the green area Schweizergarten, Botanical Garden and Belvedere Palace Garden. These first-class condominiums and investor apartments with a view over Vienna are located directly on the park and have a fantastic all-round view of the greenery. Their location enables the shortest possible connections to the city or to the whole world.

Floor: 18th
 Top No .: 1

Garage space no. 9 (opposite the garage entrance) is reserved for apartment 1801, but can be bought separately.
 Price: € 37,000

Surfaces
 Living space: 117.95 m²
 Balcony area 6.92 m²
 Ceiling height: 2.82 meters

Location
 Green area, city center / town center, top location

Infrastructure
 Local public transport max. 3-5 minutes walk
 Train max. 3-5 minutes on foot
 Supermarket max. 3-5 minutes walk
 Public airport up to 30 minutes
 Kindergarten max. 15 minutes walk
 Primary school max. 15 minutes walk
 Middle school max. 15 minutes walk
 Realschule max. 15 minutes walk
 Higher education public up to 30 minutes

Energy
 HWB 30.00
 HWB class B
 fGEE 0.73
 fGEE class A
 Available from 06/30/2018

Have we piqued your interest?

Then feel free to contact us at any time.
We would be happy to arrange a viewing appointment for you.

Further information:
The data provided come from the owner and / or third parties and were collected with care. However, no liability can be assumed for the correctness and completeness. Numbers can be rounded or estimated if necessary. The offer is non-binding. Errors and changes are reserved

price:	€ 1,169,221.-
operating costs:	€ 259.-
heating costs:	€ 66.-
water costs:	€ 55.-
insurance costs:	€ 69.-
other costs:	€ 15.-
repair of the building:	€ 18.-
Buyer's comm.:	3% plus 20% VAT

Living area:	approx. 117.95 m²
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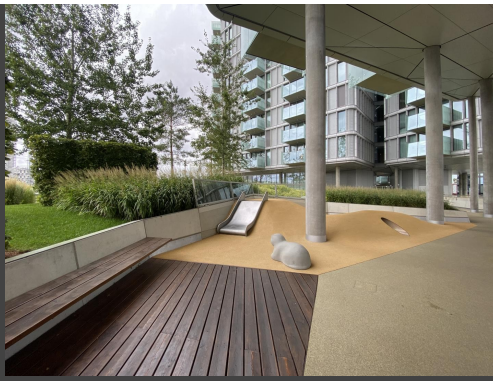
move-in as of:	sofort
room:	4
Bathroom:	2
toilet:	2
Cellar:	Yes
Elevator:	Yes
number of balconies:	1
furniture:	unfurnished
heating:	central heating
year of construction:	approx. 2019
condition:	very good
floor levels:	1
floor:	18
Energy index:	30.0 kWh/(m²a)
heating demand class:	B
Energy efficiency factor:	0.73
Energy class factor:	A

Air conditioning: preinstalled;**Swimming pool:** communal;**Location:** City centre, Green location, Panoramic location guaranteed, sunny location**Features:** sauna, fireplace, dishwasher, glass-ceramic stove, wheelchair-accessible, sun protection, dryer, wash-machine, rooms modifiable, wash- drying room, concierge, video surveillance, intercom, New building; **Security:** security, alarm;**Public transport:** Railway, Subway, Rapid transit, Tram, Bus











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Imprint

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ZIP, city

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