

## CONTACT



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## BASIC DATA

object number: **3056/1206**  
 object type: **Flat**  
 state: **Wien**  
 address: **1020 Wien, Leopoldstadt**  
 price: **€ 560,000.-**  
 Living area: **approx. 72.82 m²**  
 room: **2**

## DESCRIPTION

### RENTED 2-ROOM APARTMENT ON THE DANUBE

2-room apartment with balcony, basement compartment and 1 parking space in the underground garage is for sale.

Usable area: 75 sqm incl. balcony and cellar compartment, located on 4th floor.

The apartment is rented for 4 years. The new owner can extend the contract or terminate it with a 3 month notice.

Monthly rent: 1058 euro (excl. operating and energy costs)

Operating costs: 123,34 euro per month

1 parking space (12,50 sqm) in the underground garage:  
 rented for 74,68 euro per month, unlimited with a 1-month notice.

Apartment furnishings:

Anteroom: mirror and wardrobes

Kitchen: new kitchen incl. kitchen appliances and refrigerator

Bathroom: bathroom equipment, toilet, shower wall, bathtub, sink, towel heating, Alibert

Apartment: lamps with remote control in the living room, bedroom and anteroom

Guest toilet: alibert, toilet

Location / transportation / infrastructure:

A Billa is located directly opposite, a pharmacy one block away. The station "Holubstraße" of the bus lines 11A and 11B is only a few steps away.

The U1 station "Vorgartenstraße" could be reached just in 16 minutes on foot, the U6 and S-Bahn station "Handelskai" in 18 minutes on foot. The travel time to the city center of Vienna (Stephansplatz) is about 15 minutes by car and about 20 minutes by public transport.

Selling price: 560,000 euro + 3% commission plus VAT + taxes

Please do not hesitate to contact us for more information and a site visit.

price:	€ 560,000.-
operating costs:	€ 131.-
Revenue:	€ 12,706.-
Buyer's comm.:	3% plus 20% VAT

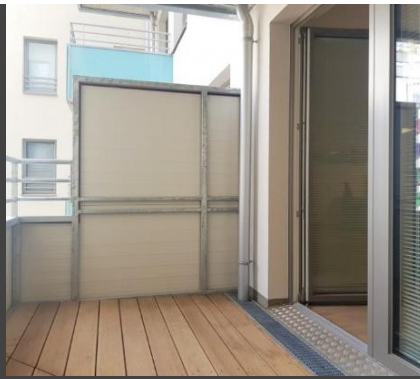
Living area:	approx. 72.82 m²
Balcony area:	2 m²

room:	2
Bathroom:	2
toilet:	2
Cellar:	Yes
Elevator:	Yes
number of balconies:	1
furniture:	part. furnished
heating:	underfloor heating
year of construction:	approx. 2017
condition:	very good
floor levels:	1
floor:	4
garage:	1
Energy index:	20.8 kWh/(m²a)
heating demand class:	A
Energy efficiency factor:	0.84
Energy class factor:	A

**Bedroom:** 1;**Features:** DV cabling, intercom, New building;**Public transport:** Subway, Rapid transit, Tram, Bus







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Imprint

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