

**ATTENTION - Cosy flat near the university and clinic of Innsbruck!**



**Objektnummer: 7002/110**

**Eine Immobilie von clever & smart immo gmbh**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	6020 Innsbruck
<b>Baujahr:</b>	1962
<b>Zustand:</b>	Voll_saniert
<b>Alter:</b>	Altbau
<b>Wohnfläche:</b>	43,85 m <sup>2</sup>
<b>Balkone:</b>	1
<b>Keller:</b>	4,57 m <sup>2</sup>
<b>Kaufpreis:</b>	279.000,00 €
<b>Betriebskosten:</b>	110,28 €
<b>Heizkosten:</b>	34,36 €
<b>USt.:</b>	17,90 €
<b>Provisionsangabe:</b>	

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner

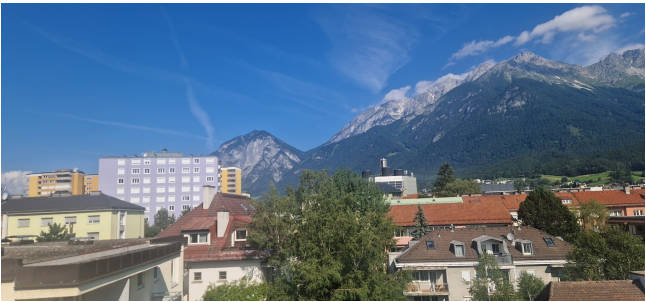


**Claudia Sax-Mayr**

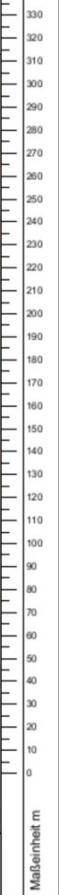
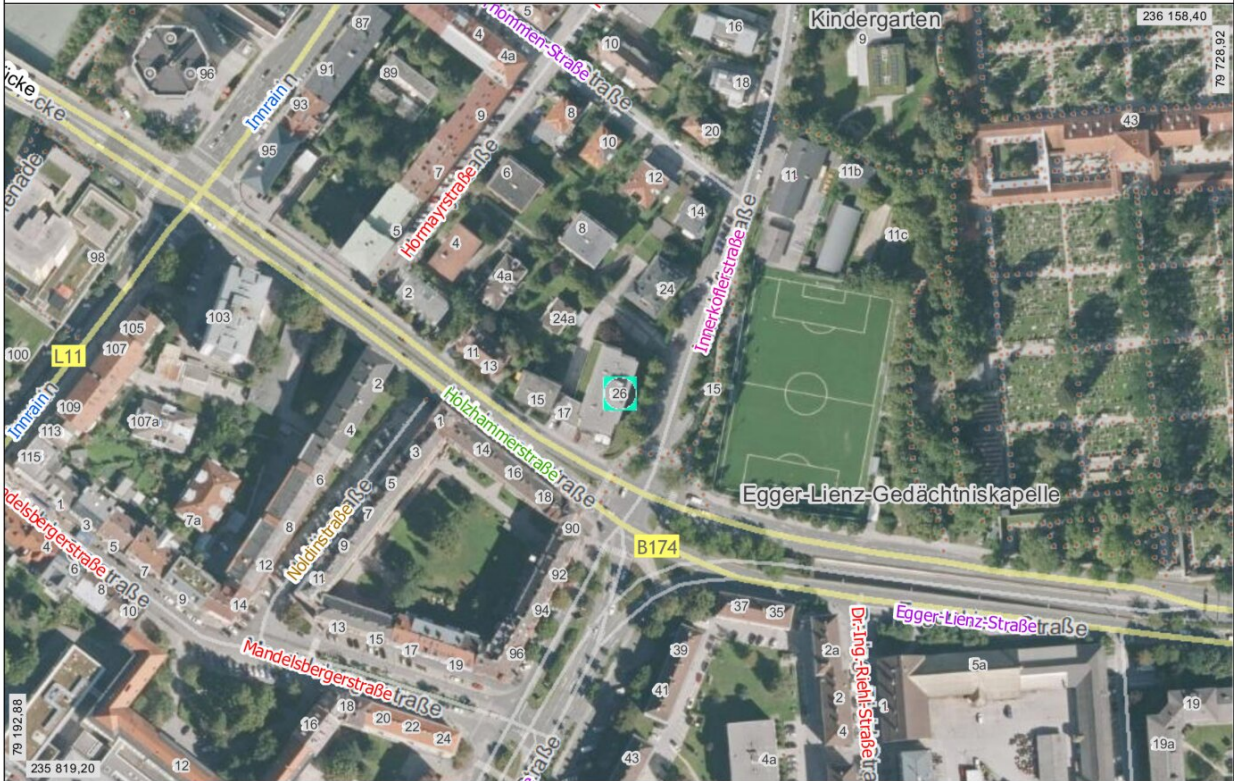
clever & smart immo gmbh  
Kugelfangweg 16  
6020 Innsbruck

T +43 512 239119 0  
H +43 664 5101569

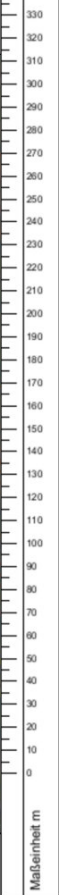




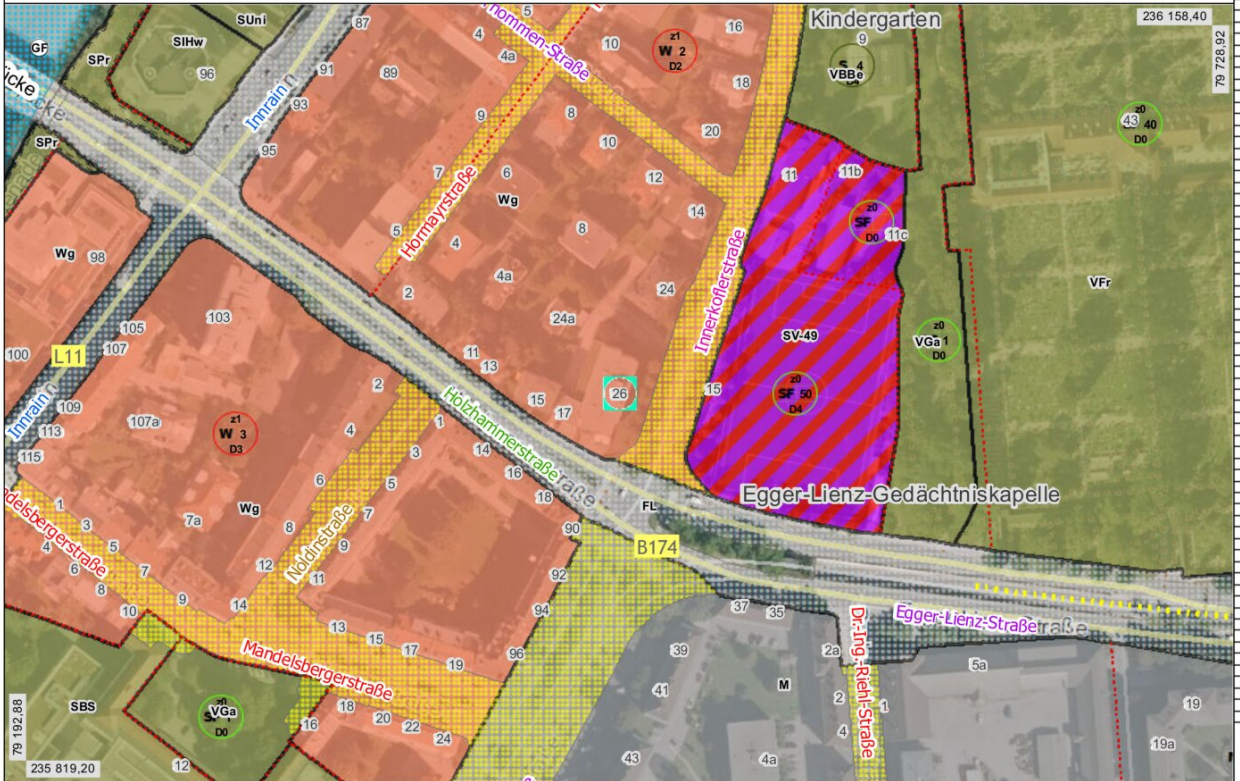












## Wohnungsmaße

	Länge	Breite	m <sup>2</sup>
Wohnzimmer	540,00	370,00	19,98
Schlafzimmer	540,00	292,00	15,77
Küche	203,00	155,00	3,15
Bad	170,00	156,00	2,65
Vorraum	145,00	159,00	2,31
Wohnung gesamt			43,85
Balkon	884,50	131,50	11,63
Wohnung und Balkon			55,48
Keller	258,00	177,00	4,57



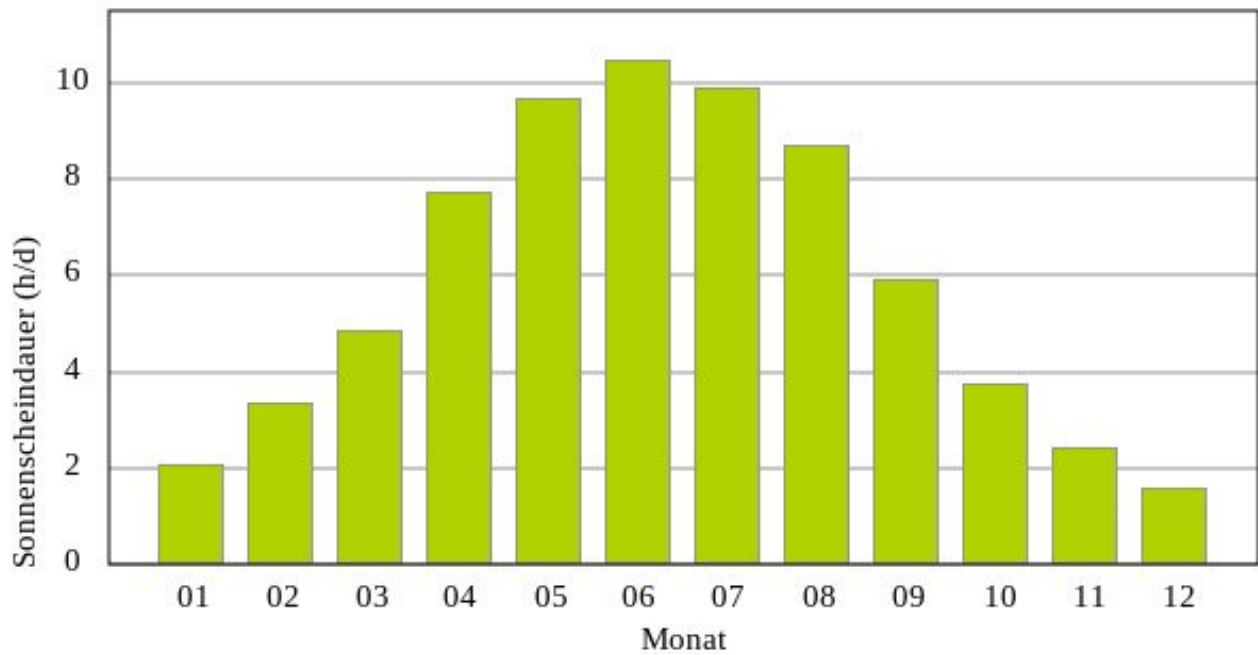
## Sonnenstunden pro Tag im Monatsmittel

Abfragekoordinaten (EPSG:31254): 79462.09, 236000.71

Abfragehöhe (m): 575.4 (+2.0)

Datengrundlage: Laserscanning Höhenmodell 2023 - geoland.at

Befliegungsjahr im Abfragepunkt: 2020



### Sonnengang mit Horizontdarstellung

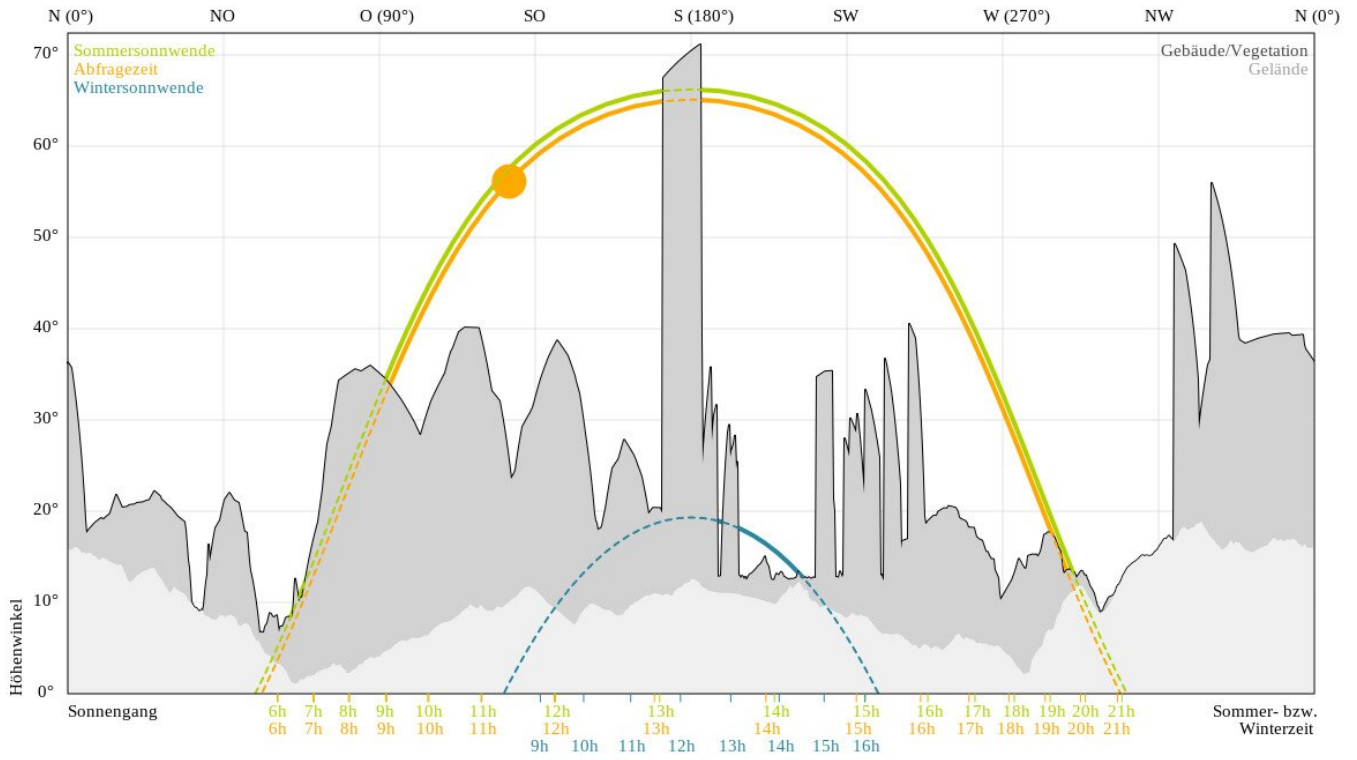
Abfragekoordinaten (EPSG:31254): 79462.09, 236000.71

Abfragehöhe (m): 575.4 (+2.0)

Abfragezeit: 9.7.2024, 11:25 Uhr (Sonnenaufgang 9:04 Uhr, Sonnenuntergang 19:36 Uhr)

Datengrundlage: Laserscanning Höhenmodell 2023 - geoland.at

Befliegungsjahr im Abfragepunkt: 2020



## Objektbeschreibung

**INFO !!! Every private buyer of the property on offer will save the land register and lien registration fee of up to max. 2.3% of the purchase price from 01.07.2024, but only if their own housing needs are covered.**

### **Exeptional Position!!!!**

Welcome to your new home in Innsbruck, the capital of Tyrol and one of the most beautiful cities in Austria!

This fully renovated flat offers you comfortable living in a top location with perfect transport connections and all the amenities of daily life in the immediate vicinity. The property is located on the top floor and is easily accessible by lift.

The floor plan is well laid out and optimally extends to 43.85 m<sup>2</sup>. The large living/dining area is fronted by the 11.63 m<sup>2</sup> north-west facing balcony. From here you can enjoy a marvellous view of the surrounding mountains. Here you can spend relaxing summer evenings. There is air conditioning in the bedroom and in the living/dining area.

The large bedroom rounds off this cosy two-room flat. A small bathroom with shower and WC has been fitted with modern tiles, the flat was renovated in 2012, an RCD is available and this flat in a popular location is also ideal as an investment property.

Heating is gas-fired via radiators. The moderate operating costs amount to € 225.20 per month.

**The reserve balance as at 31/12/2023 house 26 is € 139,725.44. As at 31/12/2023, the reserves for the lift in building 26 amount to € 8,166.54 .**

A garage parking space is currently rented for € 105,

Come and see this property for yourself and arrange a viewing today. We look forward to introducing you to this cosy home in Innsbruck and to accompanying you on the way to your new home.

#### Important notice:

We would like to point out that, in accordance with our obligation to provide proof to the client, we can only process enquiries with full details of your personal data, first name and surname, telephone number and e-mail address.

#### Legal notice

This non-binding offer is presented to you by **clever & smart immo gmbh**, which acts as an estate agent. All details are based on information and documents provided to us by the owner

and/or third parties and are without guarantee.

Der Vermittler ist als Doppelmakler tätig.

## **Infrastruktur / Entfernungen**

### **Gesundheit**

Arzt <500m

Apotheke <500m

Klinik <1.000m

Krankenhaus <1.000m

### **Kinder & Schulen**

Schule <500m

Kindergarten <500m

Universität <500m

Höhere Schule <500m

### **Nahversorgung**

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.000m

### **Sonstige**

Bank <500m

Geldautomat <500m

Post <1.000m

Polizei <1.000m

### **Verkehr**

Bus <500m

Straßenbahn <1.000m

Bahnhof <1.000m

Autobahnanschluss <1.000m

Flughafen <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap