

PROVISIONSFREI für den KÄUFER! - "Invest now and Benefit now too!!"



1. Vorsorgewohnung 1220 Wien

Objektnummer: 1626_23155

Eine Immobilie von RE/MAX Donau-City Immobilien

Zahlen, Daten, Fakten

| | |
|--------------------------------------|----------------------------------|
| Art: | Wohnung - Etage |
| Land: | Österreich |
| PLZ/Ort: | 1220 Wien |
| Baujahr: | ca. 2023 |
| Zustand: | Gepflegt |
| Wohnfläche: | 52,00 m ² |
| Zimmer: | 2 |
| Bäder: | 1 |
| WC: | 1 |
| Balkone: | 1 |
| Heizwärmebedarf: | B 31,00 kWh / m ² * a |
| Gesamtenergieeffizienzfaktor: | A 0,75 |
| Kaufpreis: | 353.300,00 € |

Ihr Ansprechpartner

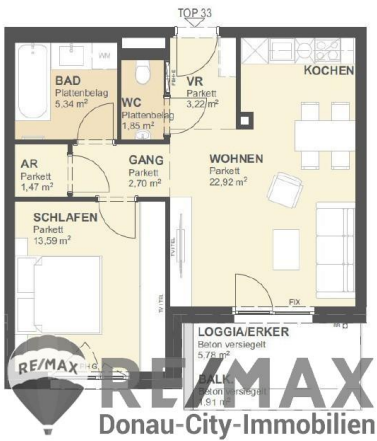


Wondwesen Tekle Asfaw

RE/MAX Elite
Operngasse 26
1040 Wien

H +43 699 192 093 05
F +43 1 208 31 44

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.



RE/MAX Gebrauchtimmobilien 3 Monate NACH-KAUF-SCHUTZ



Haushaltsgeräteversicherung inklusive Heizungs-
und Klimaanlage



*zu Ihrer

RE/MAX

Donau-City-Immobilien

GENERALI

Objektbeschreibung

"Invest now and Benefit now too!!" We are happy to present to you a new building project of 182 modern and comfortable apartments in the 22nd district. The project consists of a main building with 9 floors and a separate courtyard block of 3 floors, and will be built in an excellent location in one of the most sought-after residential neighbourhoods of Vienna, near the Donau Centre, the Vienna International School, Kirschblütenpark and the Alte Donau. The apartments will be handed over to the lucky buyer ready for occupancy. All apartments will have a balcony or terrace, high-quality wooden parquet flooring in all the living areas and underfloor heating throughout, triple glazed windows and outer and inner remote-control operated electric blinds for sun protection. In addition, the roof top apartments will be prepared for air conditioning to be installed. The bathrooms will be tiled with stoneware, and will have high-quality Laufen Pro (or equivalent standard) sanitary ware and Grohe (or equivalent standard) fittings, walk-in curbless showers, large mirrors and heated towel rails. The kitchen areas will be prepared for installation, and a fully equipped high-quality kitchen with Miele (or equivalent standard) integrated appliances (i.e. fridge freezer, dishwasher, oven, ceramic hob and extractor hood) can be purchased for a price of € 10,000. Included in the building are also 82 underground garage spaces (which can be purchased separately for an extra fee of € 26,000 and two of which are easily accessible), bicycle and stroller storage rooms on each floor, elevators, technical rooms and a laundry room, as well as children's play areas in the courtyard. Upon request, we will provide you with all the relevant documents and a price list of all available apartments. Completion is scheduled for the end of 2023. Purchase Price: € 353.300,--*) **Abbebergestützt PROVISIONSFREI für den KÄUFER! VERKÄUFER zahlt die Käuferprovision!** Richtpreis: € 353.300,--*) ***) Bei diesem Preis handelt es sich um einen Richtpreis, der sich sowohl nach unten als auch nach oben verändern kann.**

Vorbehaltlich Annahme durch den Abgeber!Angaben gemäß gesetzlichem Erfordernis:

Heizwärme 31.0

bedarf: kWh/(m²a)

Klasse Hei B

zwärmebed

arf:

Faktor Ges 0.75

amtenergie

effizienz:

Klasse A

Faktor Ges

amtenergie

effizienz: