

"Luxury living near Alte-Donau"



01. Eigentumswohnung 1220 Wien

Objektnummer: 1626_26398

Eine Immobilie von RE/MAX Donau-City Immobilien

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	ca. 2019
Zustand:	Gepflegt
Möbliert:	Voll
Wohnfläche:	52,00 m ²
Zimmer:	2
Bäder:	1
WC:	1
Terrassen:	2
Keller:	3,00 m ²
Heizwärmebedarf:	B 46,00 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A 0,85
Kaufpreis:	480.000,00 €
Provisionsangabe:	

3.00 %

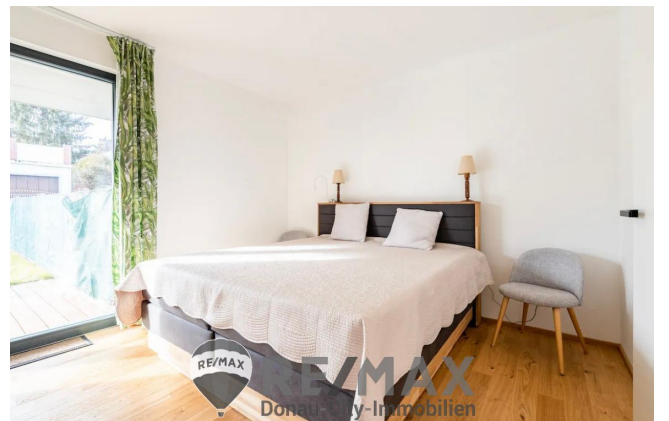
Ihr Ansprechpartner

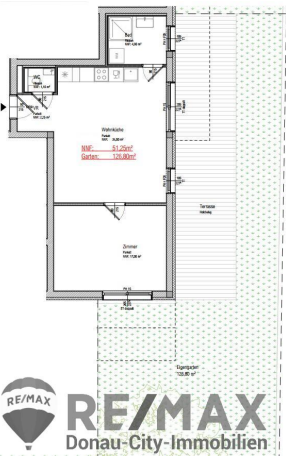
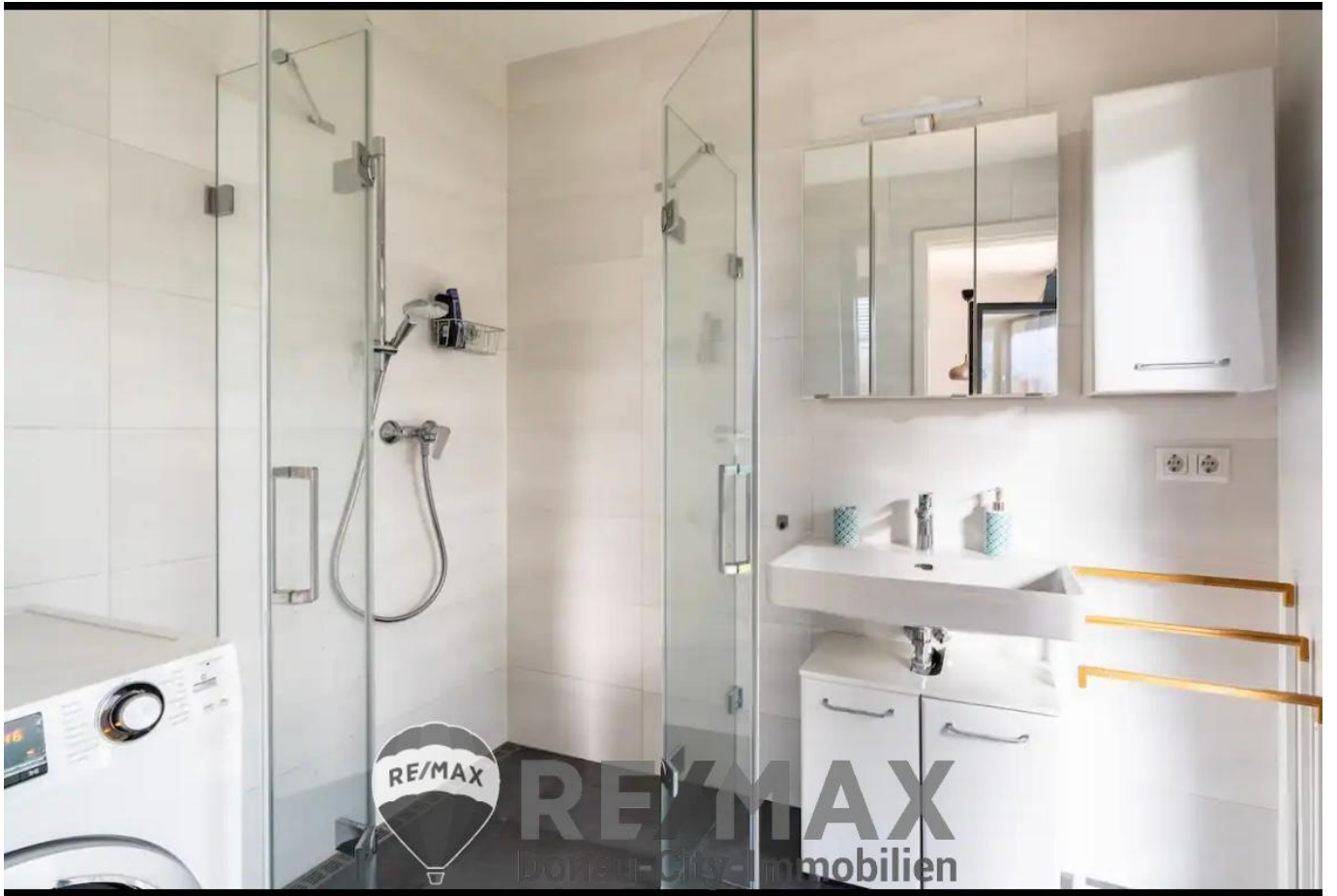


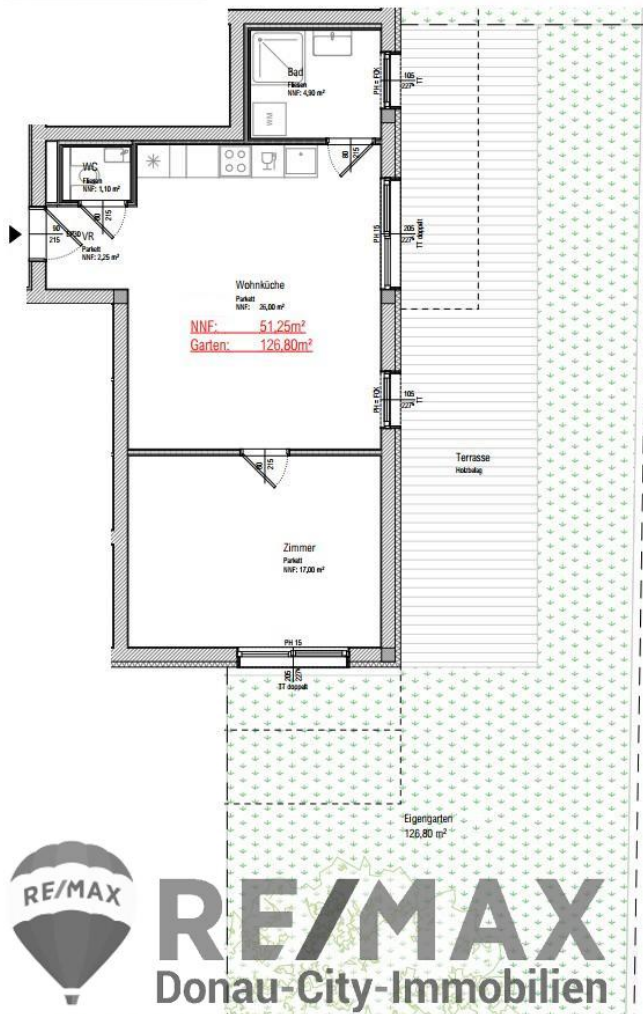
Wondwesen Tekle Asfaw

RE/MAX Elite
Operngasse 26
1040 Wien









RE/MAX
 Donau-City-Immobilien

Objektbeschreibung

"Luxury living near Alte-Donau" Indulge yourself in a truly luxurious lifestyle with this apartment, and allow yourself to embrace the modern features, spacious layout, and charm. The well-thought-out layout of the apartment ensures easy access from the entrance hall to the open-plan kitchen and living area, bathroom, bedroom and WC. The comfortable dining and living room, adorned with real wood parquet flooring, creates a warm and welcoming atmosphere, with a brand-new kitchen that seamlessly adds and blends functionality and style. The apartment has a bright bedroom with exquisite wood parquet flooring and underfloor heating, and it offers direct access to the terrace and garden, allowing you to bask in the morning and afternoon sun, and ensuring a seamless indoor-outdoor flow. The bathroom is luxuriously appointed and has large handwash basins, walk-in shower cubicle, heated towel rail and a washing machine connection with floor-to-ceiling tiling. The apartment also has a separate WC and a storage room. Additional highlights of this exceptional property include a garden space of ca. 126m². *Leasehold* The leaseholder (monastery of Klosterneuburg) waives the right to terminate the agreement until the year 2075. The building lease rent is currently € 266,-- per month. Infrastructure: U1 Alte-Donau Shopping: Hofer, BILLA Plus, Spar and Donau Zentrum **Purchase price only € 480.000,--** Der Vermittler ist als Doppelmakler tätig!Angaben gemäß gesetzlichem Erfordernis:

Heizwärmebedarf: 46.0 kWh/(m²a)

Klasse B

Heizwärmebedarf:

Faktor Gesamtenergie0.85

effizienz:

Klasse Faktor GesamtA

energieeffizienz: