

## "UNO, Alte Donau and U1"



**RE/MAX**  
Donau City Immobilien

kitchen-living room

**Objektnummer: 1626\_26487**

**Eine Immobilie von RE/MAX Donau-City Immobilien**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung - Etage
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1220 Wien
<b>Baujahr:</b>	ca. 2017
<b>Möbliert:</b>	Voll
<b>Wohnfläche:</b>	80,00 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	1
<b>WC:</b>	1
<b>Terrassen:</b>	3
<b>Heizwärmebedarf:</b>	B 50,00 kWh / m <sup>2</sup> * a
<b>Kaufpreis:</b>	590.000,00 €
<b>Provisionsangabe:</b>	

3.00 %

## Ihr Ansprechpartner



**akad.IM Franz Zöchmeister**

RE/MAX Dynamic  
Landstraße 1/1  
2000 Stockerau

H +43 699 10 209 313

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur



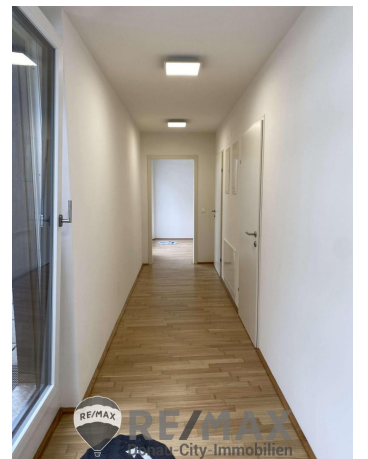




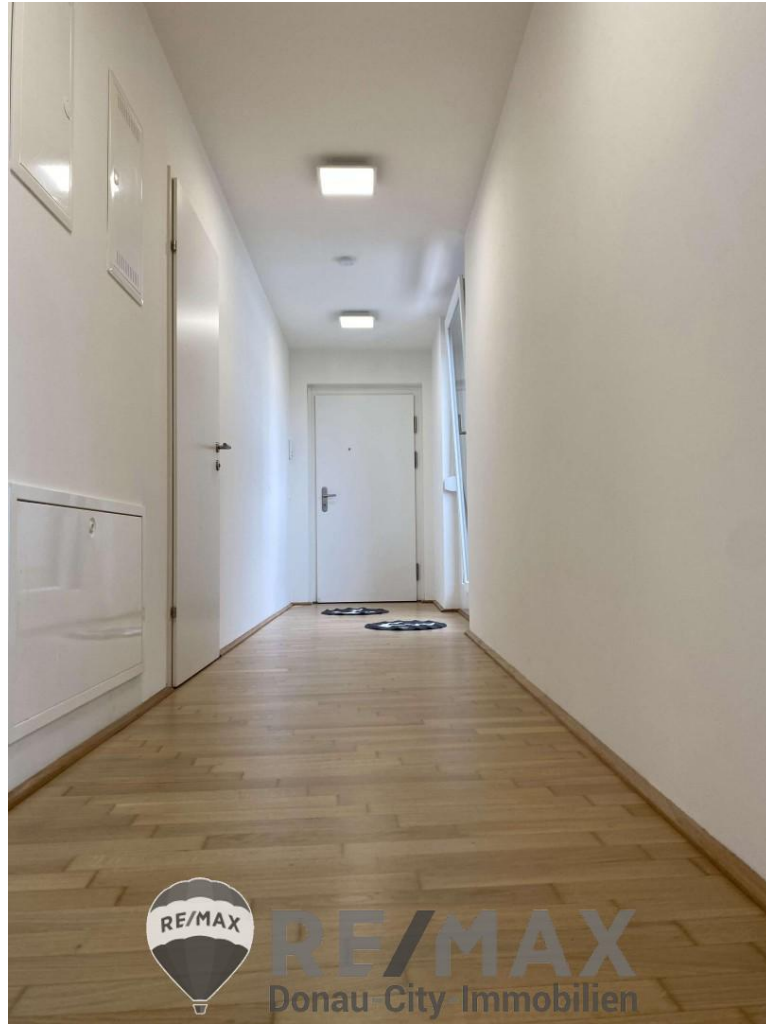




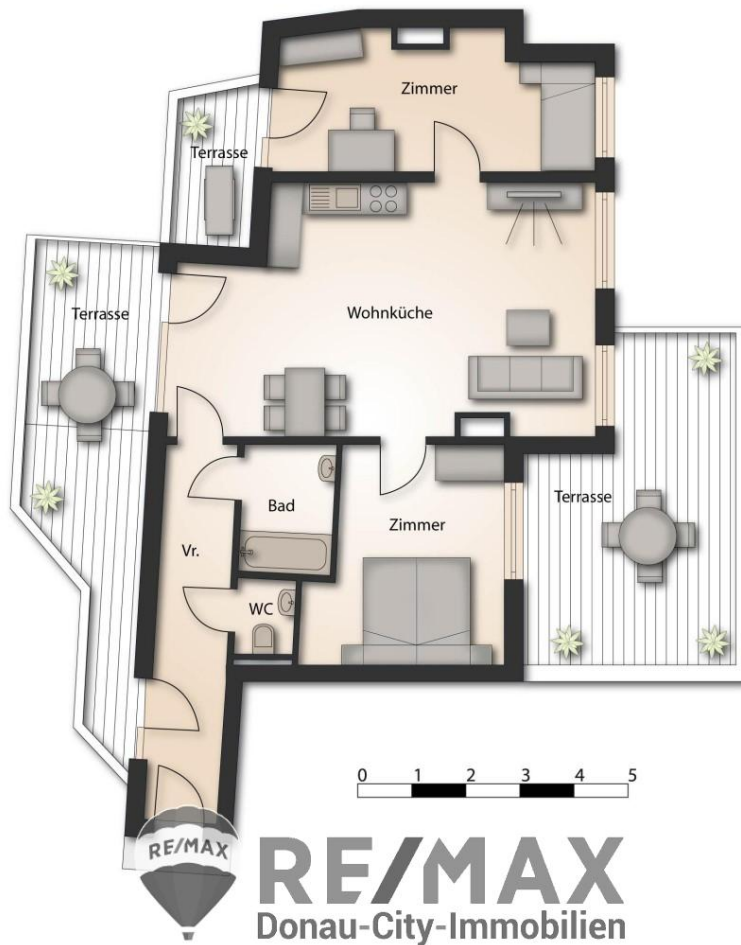




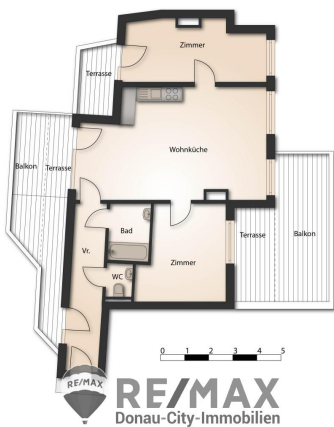








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Donau-City-Immobilien



**RE/MAX**  
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**RE/MAX** Gebrauchtimmobilien  
**3 Monate NACH-KAUF-SCHUTZ**



**RE/MAX**  
Premiumschutz  
in den ersten  
3 Monaten  
PRÄMIENFREI\*

Haushaltsgeräteversicherung inklusive Heizungs- und Klimaanlage



**RE/MAX**  
Donau-City-Immobilien

GENERALI

## Objektbeschreibung

**"UNO, Alte Donau and U1"** Everything you need can be found next to your doorstep. Within 5 minutes you can easily reach the UNO-building. If you need relaxation the paradise of "Alte Donau" is reachable within 1 minute. If you have business in the city: no problem. The tube U1 is approximately 300 meters away from your door. Shopping in the mall "Donaustadt" is possible for you and can be reached within 950 meters. The apartment offers three roof terraces so it's up to you which view you enjoy. All in all, you live in a flat that offers to you 3 rooms. About 80 m<sup>2</sup> give you enough space for personal realization. Beside the living room with an open kitchen, you also find a spacious master bedroom with direct access to one of the terraces. The second bedroom is an ideal place for children, guests or for your personal office. Of course you can enter another terrace from this room as well. No freezing because of the central heating system. Environmentally friendly thanks to the efficiency class B you even heat your rooms cheaply during coldest Viennese winters. This flat is a statement and provides to you the ideal place for living in one of the world's most exciting cities. The residential complex was built on a building lease. Building lease interest per year € 1.370,--. Operating costs including heating, hot water, and repair reserve € 324.-- per month. Arrange a viewing - the comparison will give you peace of mind. The price ONLY € 590.000,00 Financing proposal: Own funds approx. € 130.000,00/ monthly € 2.360,00 The agent acts as a double broker!

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