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1190 Wien | House | Property no.: 26885



Your contact person

**Pia Stagnet**

Relocation & Immobilien Managerin

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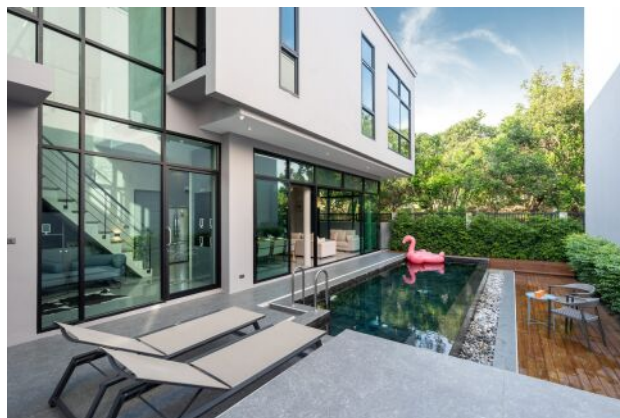
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## Key data

|               |                   |                      |                    |
|---------------|-------------------|----------------------|--------------------|
| Plot area:    | approx. 713 sqm   | Type of use:         | Residential        |
| Living area:  | approx. 286 sqm   | Heating:             | underfloor heating |
| Usable area:  | approx. 450 sqm   |                      |                    |
| Garden area:  | approx. 415 sqm   | Location assessment: | very good          |
| Terrace area: | approx. 87.33 sqm | Architecture:        | new building       |
| Balcony area: | approx. 13.83 sqm |                      |                    |

|                 |   |
|-----------------|---|
| Rooms:          | 8 |
| Bathrooms:      | 3 |
| Restrooms:      | 5 |
| Gardens:        | 1 |
| Basement:       | 1 |
| Terraces:       | 1 |
| Balconies:      | 1 |
| Parking spaces: | 3 |

## Amenities

|                |   |                     |   |
|----------------|---|---------------------|---|
| Elevator:      | passenger elevator  | Restrooms:          | toilets, guest toilet   |
| Energy source: | geothermal energy   | Bathroom:           | bathtub, shower   |
| Ventilation:   | cooling   | Parking space type: | parking-uncovered   |
| Balcony:       | balcony/terrace facing south, balcony/terrace facing west | Extras:             | swimming pool, laundry room, bicycle storeroom, storage room, suitable for the elderly, garden use, wheelchair access |
| Windows:       | double glazing windows                                    |                     |   |

## Price information

|                        |               |                           |                                   |
|------------------------|---------------|---------------------------|-----------------------------------|
| Purchase Price:        | €4,400,000.00 | Land registration fee:    | 1.1 %                             |
| Purchase price per m²: | €9,777.78     | Real estate transfer tax: | 3.5 %                             |
|                        |               | Commission:               | 3% of purchase price plus 20% VAT |



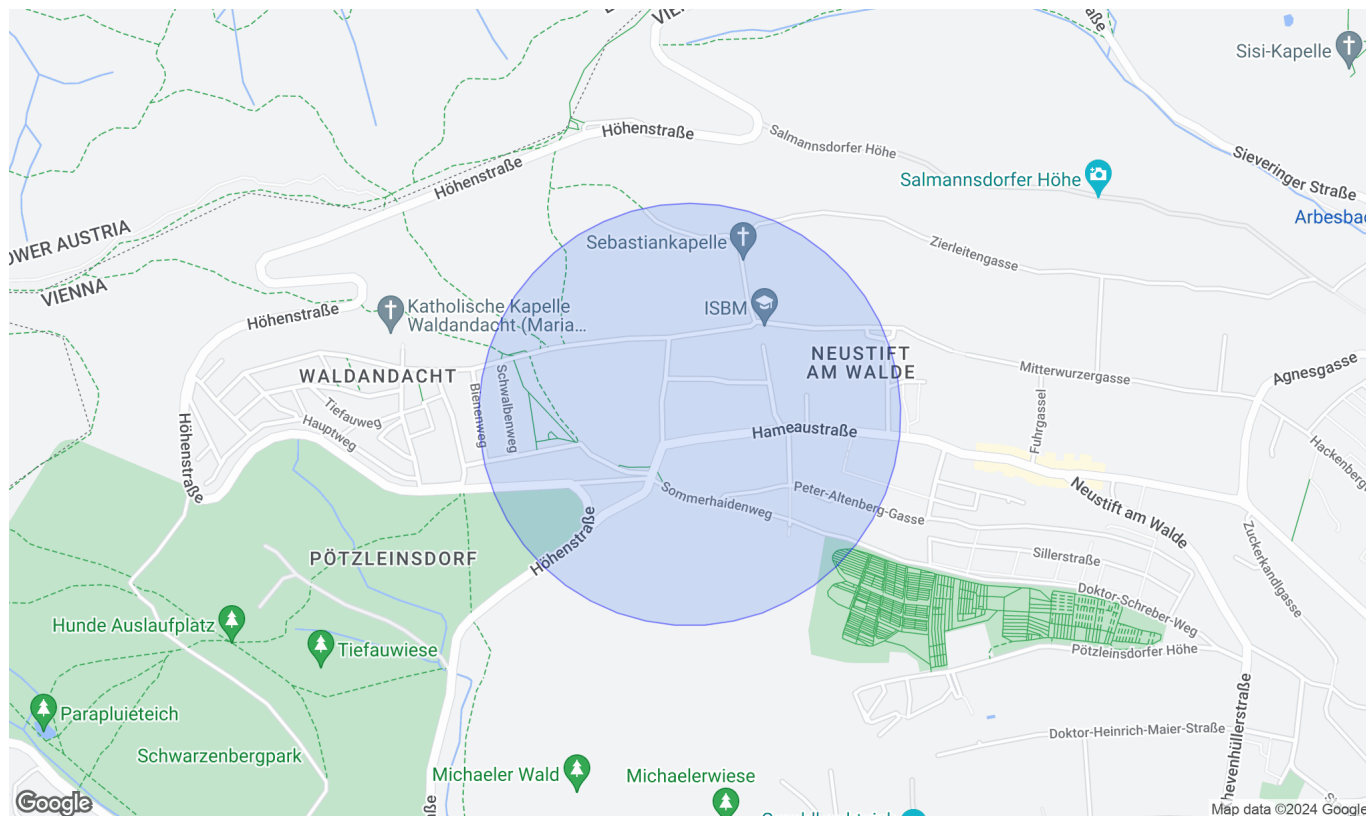
## More photos





## Location

1190 Wien



## Infrastructure/distances (POIs)

### Health

|                  |         |
|------------------|---------|
| Physician        | 1,500 m |
| Pharmacy         | 1,500 m |
| Clinic           | 3,000 m |
| Medical building | 3,000 m |

### Local supply

|                 |         |
|-----------------|---------|
| Supermarket     | 1,500 m |
| Bakery          | 2,000 m |
| Shopping centre | 4,000 m |

### Transport

|                   |         |
|-------------------|---------|
| Bus               | 500 m   |
| Tram              | 2,000 m |
| Subway            | 4,000 m |
| Train station     | 4,000 m |
| Motorway junction | 5,500 m |

### Children & schools

|                  |         |
|------------------|---------|
| School           | 500 m   |
| Kindergarten     | 1,000 m |
| University       | 3,500 m |
| Secondary school | 4,000 m |

### Others

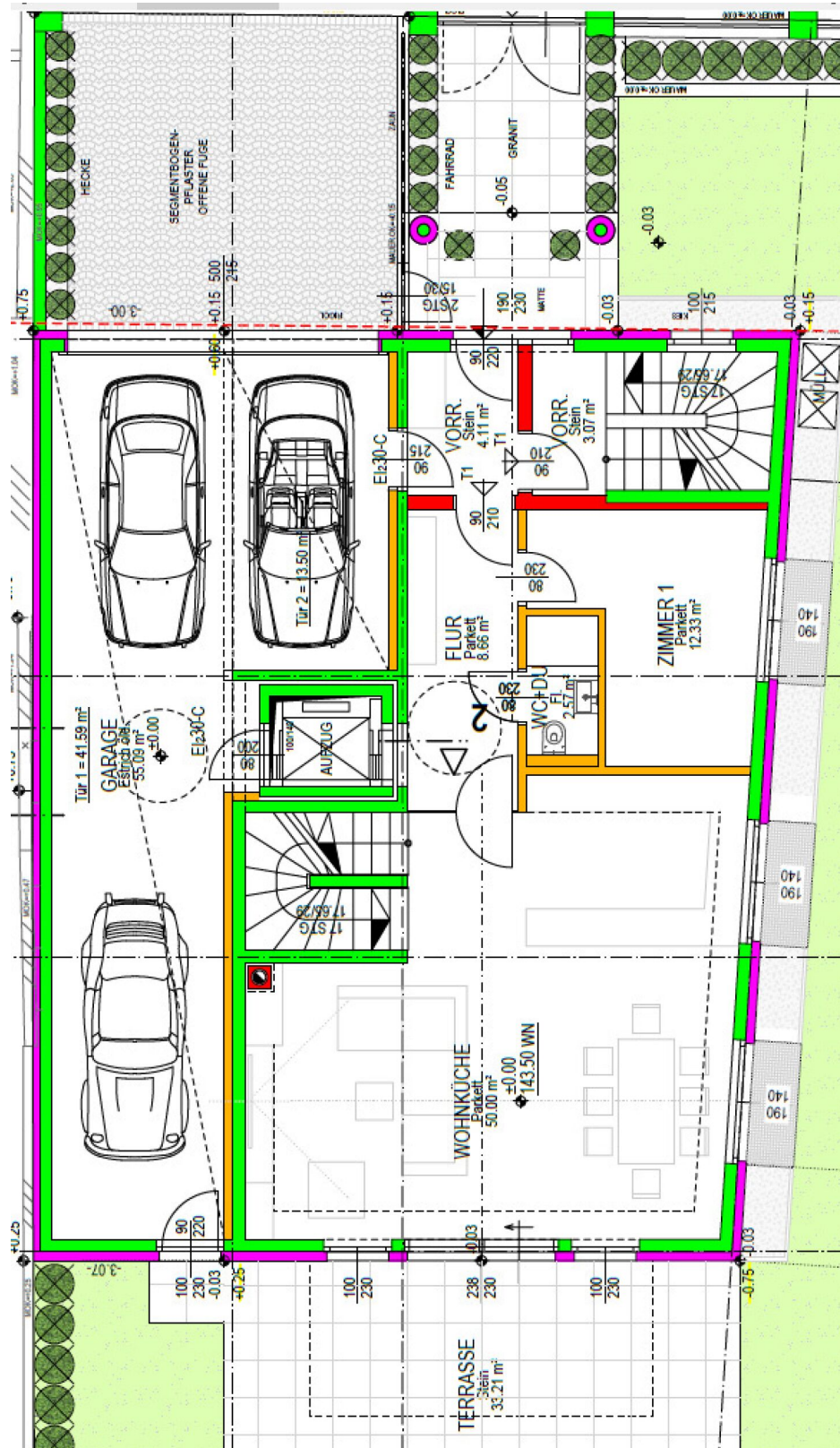
|             |         |
|-------------|---------|
| Bank        | 2,500 m |
| ATM         | 2,500 m |
| Post office | 1,500 m |
| Police      | 3,000 m |

Stated distance as the crow flies / source: OpenStreetMap

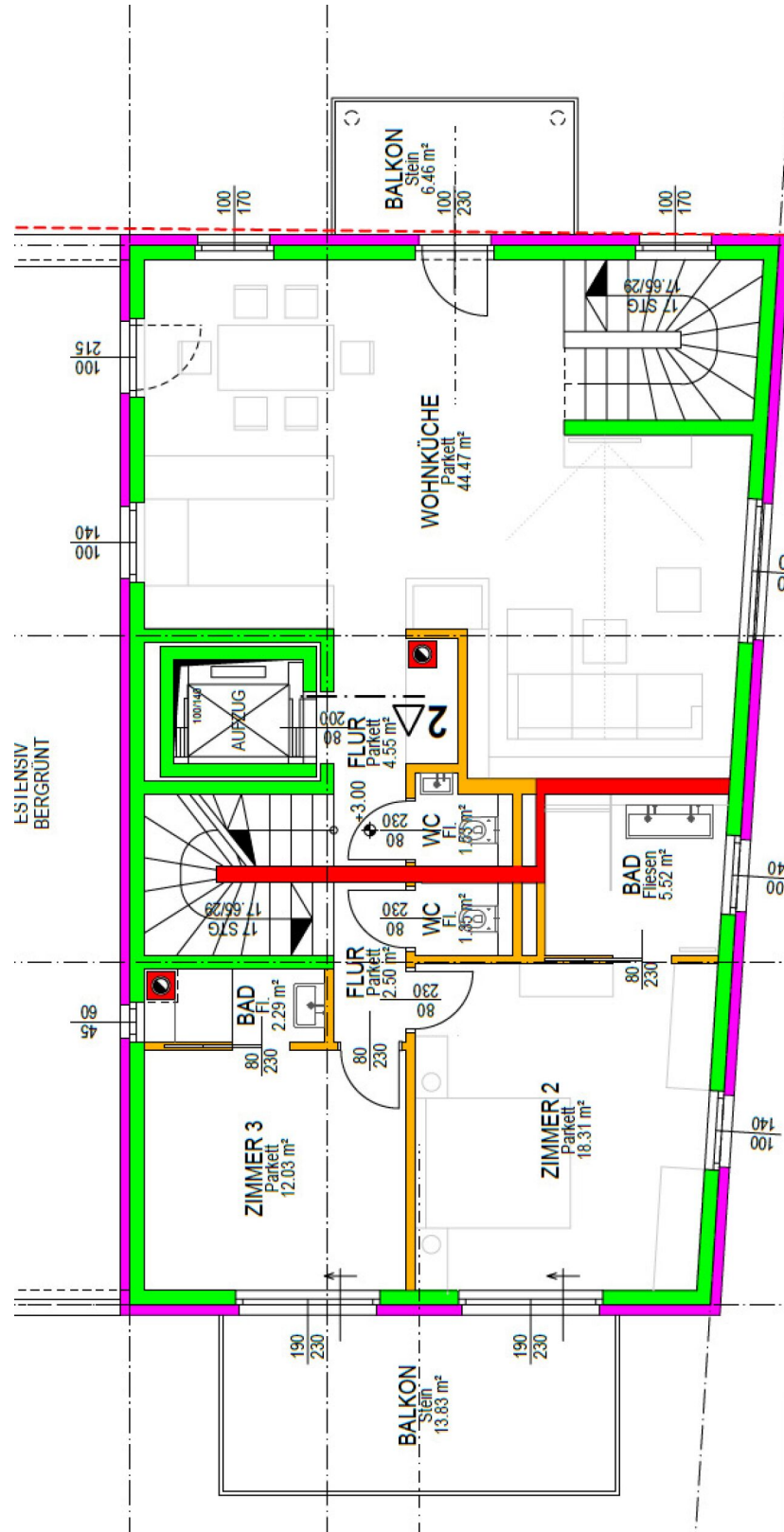




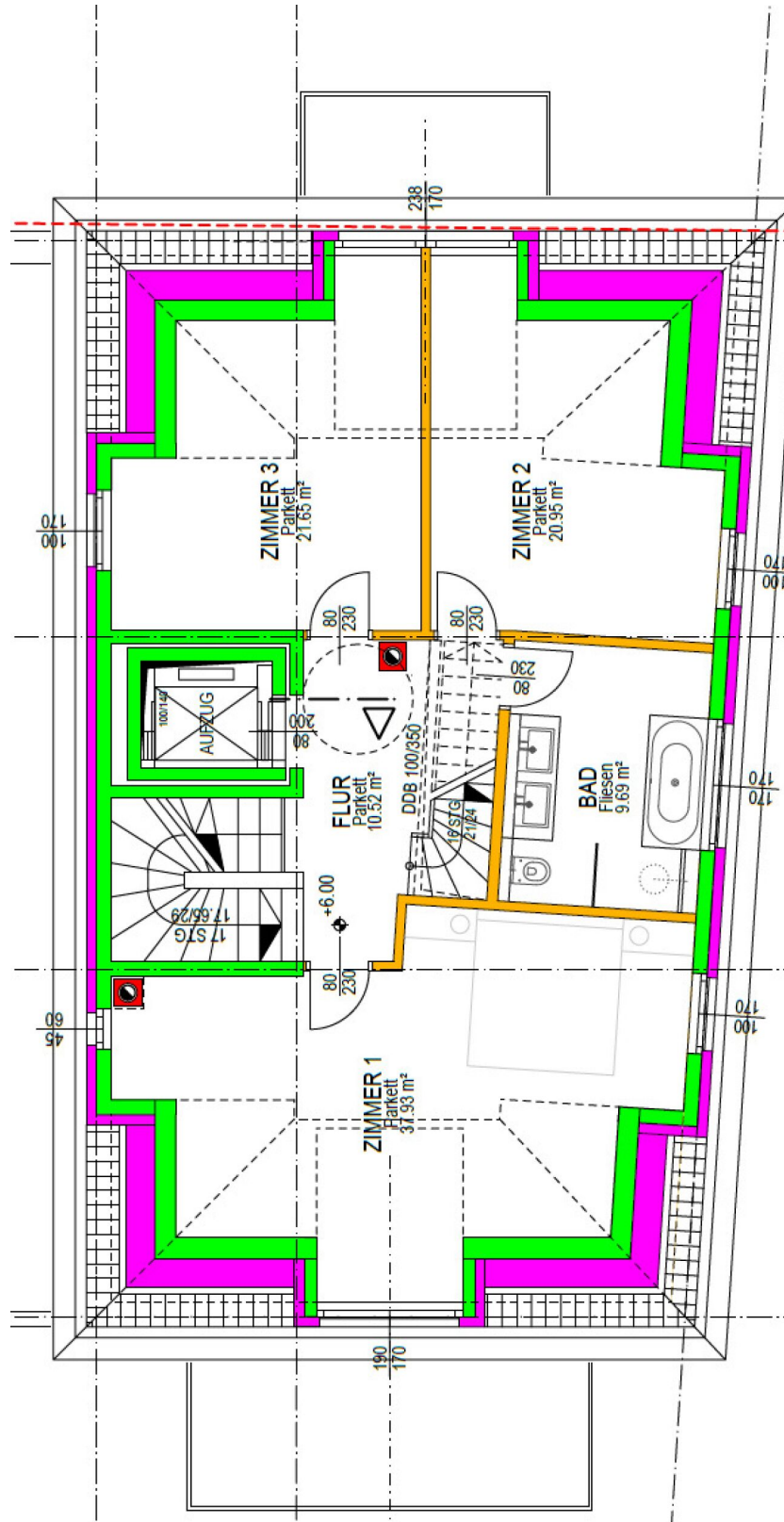
## Plan



## Plan



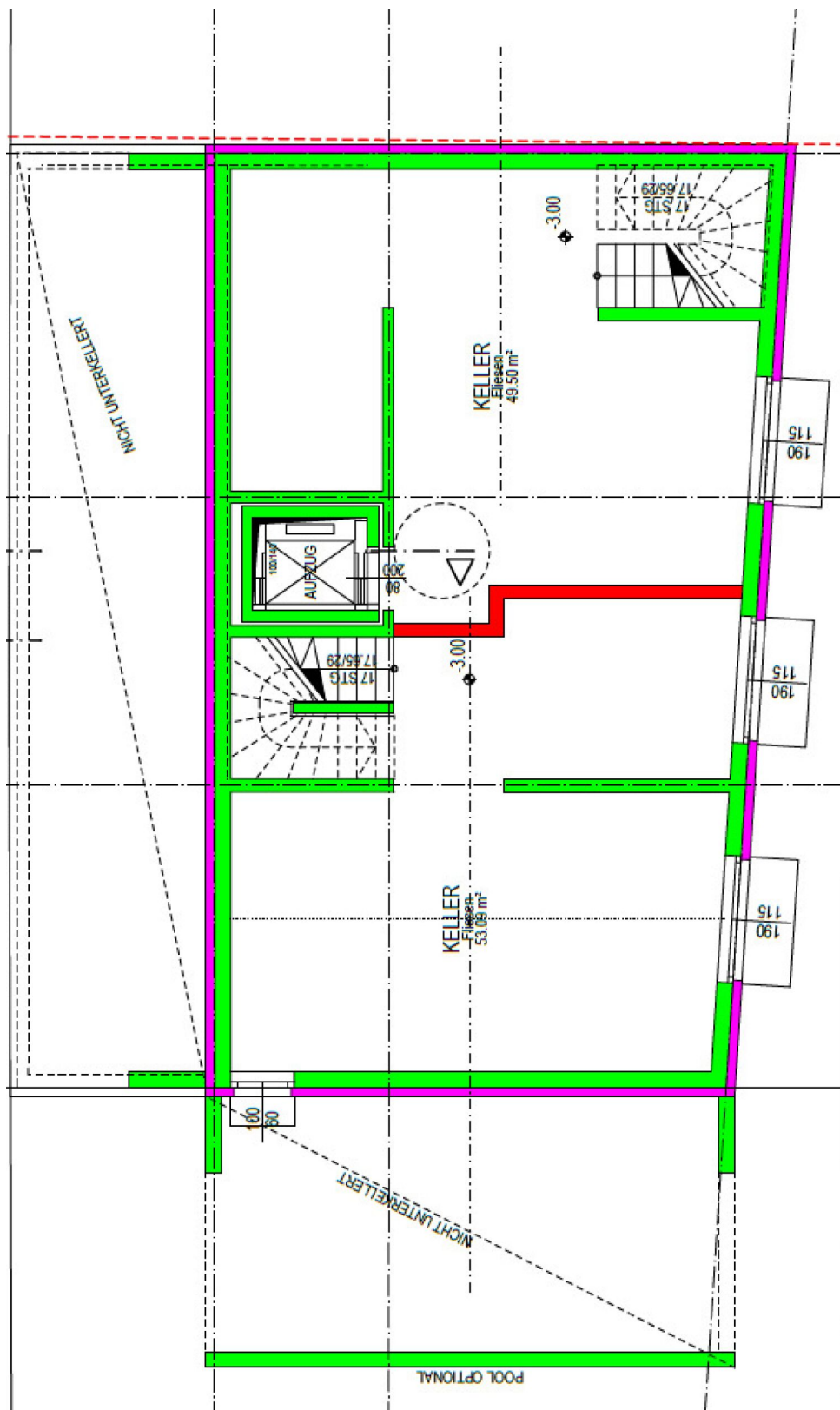
## Plan





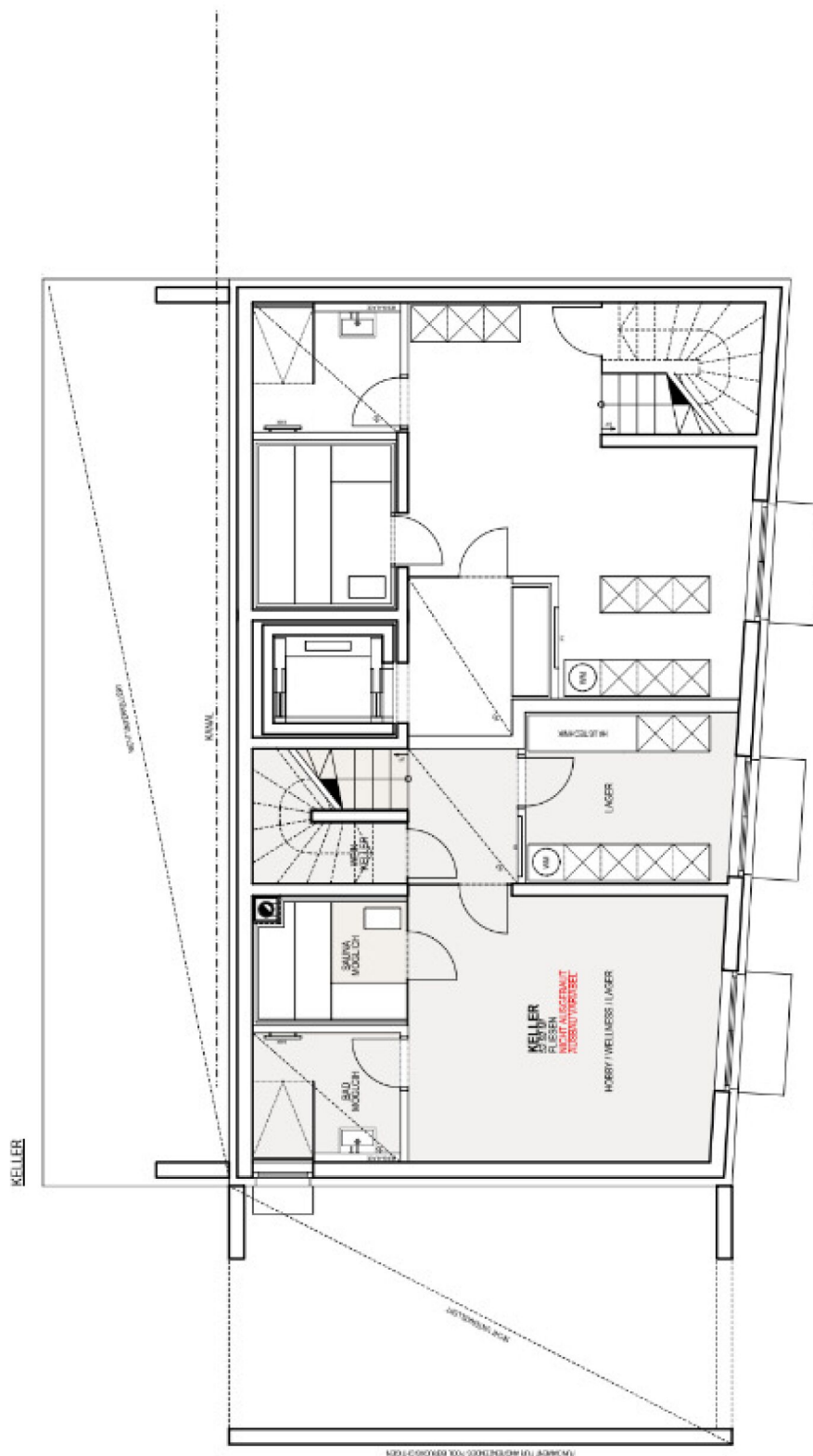


## Plan



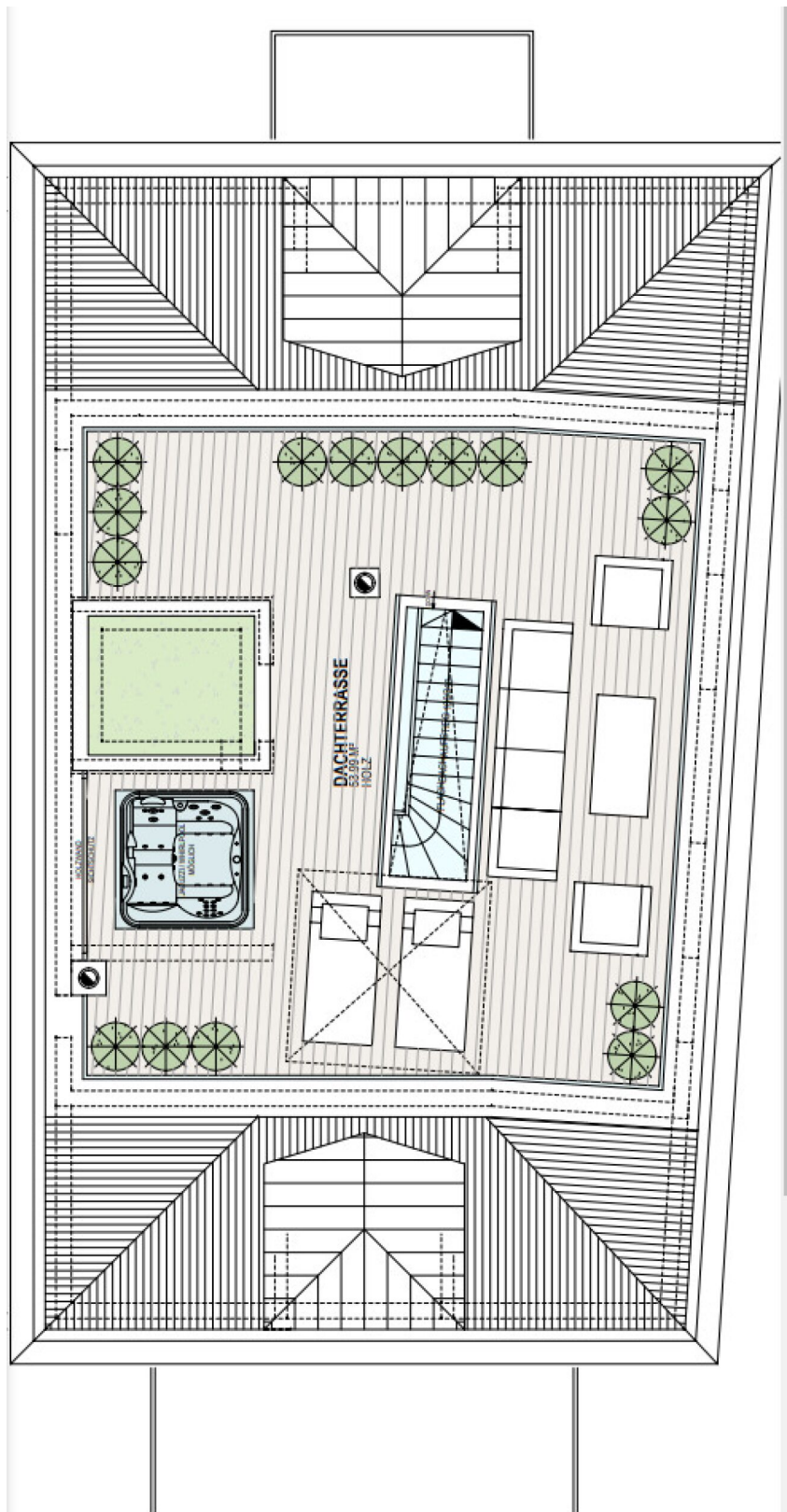


## Plan





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