Arthur Reitmeyer Real Estate http://www.ar-immobilien.at

YOUR CONTACT PERSON
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1130 Vienna/Unter St. Veit: Bright, beautiful condominium - garden and roof terrace for general use - currently rented - garage space optional

TYPE OF PROJECT	Flat	OBJECT NO.	699
PURCHASE PRICE	749.000.00 €	ROOM	4
LIVING AREA approx.	96.00 m²		



Auhofstrasse 51, 1130 Vienna (13th, Hietzing)

MASTER DATA

Property type	Flat
Living space (approx.)	96,00 m²
Room	4

ENERGY CERTIFICATE

Type of energy certificate	Demand certificate
Property type	Residential building
Heating requirement (HWB)	36.3 kWh/(m²*a)
Class	HWB Class B
Overall energy efficiency (fGEE)	1,5
Class	fGEEClass C
	Energy certificate available (according to EAVG)

EQUIPMENT FEATURES

- Fitted kitchen
- Cellar share
- Passenger lift
- Sauna

OBJECT DESCRIPTION

This well-distributed, bright 4-room flat on the 2nd lift floor of a very well-kept new building from 2003 is for sale.
The flat is currently still rented (details on request).
A note about the pictures: As the flat is still rented, there are currently no more photos available.

The living areas are accessed from a central vestibule.
A garden for general use with a playground, as well as a sauna, solarium, fitness room, multi-purpose room, general roof terrace, children's playroom and a large laundry room included.
appliances complete this attractive offer.
A garage space in the building's own underground car park can also be purchased. The flat is barrier-free.

Room layout and equipment:
- 4 rooms (approx. 26, 19, 13 and 12m2), centrally accessible
- Parquet floors
- Fitted kitchen with all appliances, integrated into 37m2 living room
- 2 bathrooms, each approx. 6m2
- 2 WCs
- Anteroom area, approx. 15m2
- Barrier-free , Passenger lift
- Heating: District heating
- Roof terrace, communal garden, playground, sauna and various common rooms for shared use
- Optional garage space in the building's own underground car park

Energy certificate:
Heating requirement: 36.3kWh/m2.a fGEE:
1.5

Operating costs: € 327.66 (incl. BK, VAT and reserve) Electricity and heating costs are not included here.

Further information and conditions:
Purchase price: EUR 749,000
Brokerage commission: 3% of the purchase price plus 20% VAT (= a total of 3.6% incl. VAT).

Infrastructure:
The Unter St. Veit U4 underground station is just a few minutes' walk away, as is tram line 10. Shops for daily needs, schools, banks, kindergartens and doctors are also within easy walking distance.

Contact:
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f_house



b_room



c_room



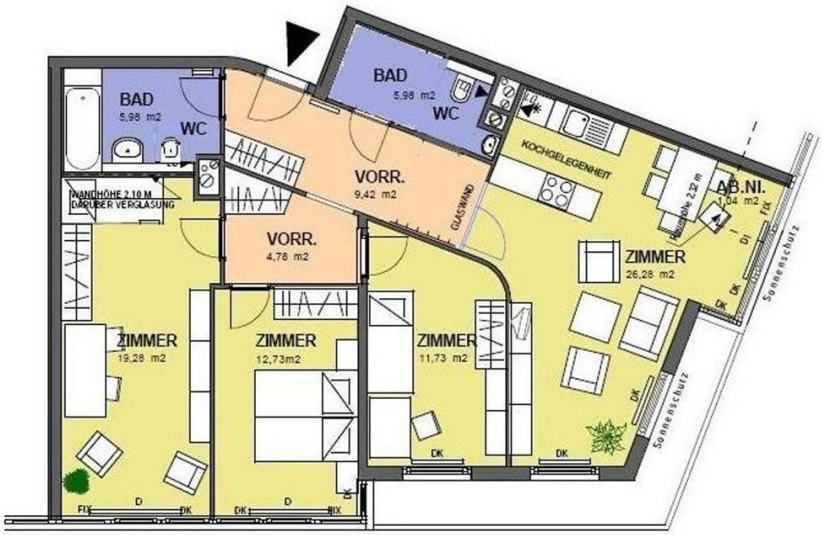
k_kitchen



k_fassade-det



c_house



z_floor plan sketch