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

YOUR CONTACT PERSON
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1200 Vienna/near U6: 40m2 flat as good as new - rented for a limited period until 06/2026 - 3rd lift floor - barrier-free

TYPE OF PROJECT	Flat	OBJECT NO.	701
PURCHASE PRICE	199.000.00 €	ROOM	1
LIVING AREA	approx. 40.00 m²		



Brigittagasse 4, 1200 Vienna (20th, Brigittenau)

MASTER DATA

Property type	Flat
Living space (approx.)	40,00 m²
Room	1

ENERGY CERTIFICATE

Type of energy certificate	Demand certificate
Property type	Residential building
Heating requirement (HWB)	128.75 kWh/(m²*a)
Class	HWB Class D
Overall energy efficiency (fGEE)	3,2
Class	fGEEClass E
	Energy certificate available (according to EAVG)

OBJECT DESCRIPTION

The flat is located on the 3rd floor of the lift, has barrier-free access and was completely renovated approx. 1 year ago.
Sanitary installations, electrical wiring and floors were renewed.
A new kitchen including appliances (fridge, cooker with ceramic hob and oven, and extractor bonnet) was also installed.
The flat is equipped with infrared heating.
A cellar compartment, size approx. 5m2, is assigned to the flat.

The operating costs currently amount to € 165.57 incl. reserve and loan (net approx. € 90). Energy

certificate
Heating requirement (HWB): 128.75 kWh/m2.a fGEE:
3.2

The flat is currently rented for a limited period (end of lease 06/2026), the monthly rent is currently € 630,- gross.

Infrastructure:
Shops for daily needs are within walking distance. The U6-Jägerstrasse underground line is approx. 5-6 minutes' walk away.

Brokerage commission: 3% of the purchase price plus 20% VAT (= a total of 3.6% incl.

VAT). Contact:
Arthur Reitmeyer
0660/216 70 33



e_living space



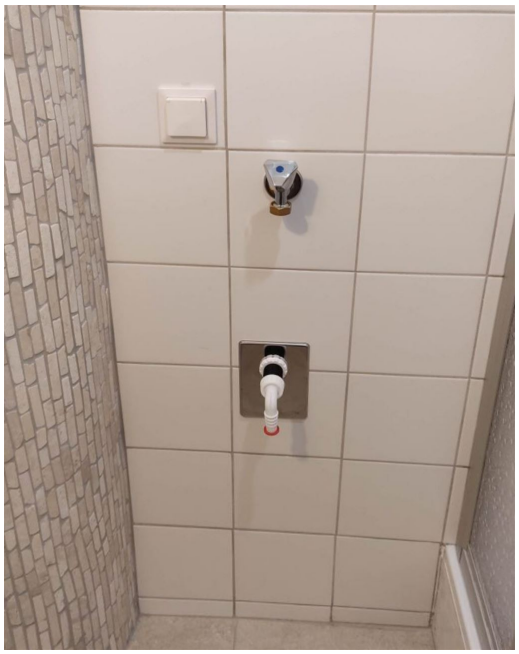
g_living space



m_kitchen



o_bath



o_detail-bathroom-washing-machine-connection



z_floor_plan_sketch