



COSY 2-ROOM FLAT WITH LOGGIA

Object: W3/369_OK
2 rooms/ 56 m² / loggia/ quiet location

Address: 1190 Vienna, Billrothstraße

Purchase price: € 290.000

Additional costs:

Real estate transfer tax: 3.5 %

Land register entry fee (ownership): 1.1%

Costs of drawing up the contract and registering the land

Execution and cash expenses for notarisation and stamp duties by arrangement.

Broker commission: 3 % + 20% VAT.





<i>Year of construction</i>	<i>1960</i>
<i>Condition</i>	<i>maintained</i>
<i>Free from</i>	<i>immediately</i>
<i>Purchase price</i>	<i>€ 290.000</i>
<i>Commission</i>	<i>3% plus VAT.</i>
<i>Usable area approx.</i>	<i>56 m²</i>
<i>Room</i>	<i>2</i>
<i>Bathroom, WC</i>	<i>1</i>
<i>HWB value</i>	<i>134</i>
<i>HWB class</i>	<i>D</i>

<i>Operating costs:</i>	<i>€ 110,25</i>
<i>Repair reserve:</i>	<i>€ 47,73</i>
<i>Value added tax:</i>	<i>€ 11,03</i>
<i>Total monthly charge:</i>	<i>€ 169,01</i>

The flat is located on the 3rd floor of a modern new building without a lift, in a preferred area of Oberdöbling.

With its orientation towards the inner courtyard, it offers a bright and quiet living atmosphere. An adjoining loggia offers an ideal place to relax.

The flat is generally in good condition, but minor maintenance work is required, such as painting the walls and renovating or replacing the parquet flooring. The flat is also equipped with relatively new double-glazed insulated windows. The living and dining room includes a fully fitted kitchen with electrical appliances in almost new condition. The bathroom is modern, with contemporary, large-format tiles in both the bathroom and WC.

A parking space in the courtyard can be purchased.

Room layout - the flat is divided as follows:

- Anteroom*
- Living kitchen*
- Bedroom*
- bathroom with shower and WC*
- Loggia with view into the courtyard*

Condition and equipment:

- Fully equipped kitchen with high-quality built-in appliances*
- cellar compartment*













