



CHARMING 3-ROOM APARTMENT IN PRIME LOCATION OF OBERDÖBLING

Object: W3_369_OK

3 rooms / 76 sqm / like new / with kitchen and appliances / quiet location

Address: 1190 Wien, Friedlgasse

Purchase price: € 460.000

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>1900</i>
<i>Condition</i>	<i>neu</i>
<i>Free from</i>	<i>immediately</i>
<i>Purchase price</i>	<i>€ 460.000</i>
<i>Commission</i>	<i>3% zzgl. USt.</i>
<i>Usable area approx.</i>	<i>ca. 76 m²</i>
<i>Room</i>	<i>3</i>
<i>WC</i>	<i>1</i>
<i>HWB-Wert</i>	<i>80,15</i>
<i>HWB-Klasse</i>	<i>D</i>

The apartment is located in a carefully maintained Gründerzeit building, into which a passenger elevator was subsequently installed.

Room layout

The apartment spans a total of 75.90 sqm and is divided as follows (according to the plan):

- *An anteroom with built-in wardrobe and cabinets*
- *A fully equipped fitted kitchen with high-quality appliances*
- *A bathroom with bathtub and toilet*
- *Three rooms*
- *A corridor*
- *A storage room*

Condition and Equipment

The kitchen is fully equipped and includes high-quality appliances from brands Bosch and Liebherr.

Built-in furniture provides practical storage space in the anteroom and corridor.

The apartment presents itself in a like-new or very good condition.

The living spaces have high-quality parquet flooring.

Modern, large tiles adorn the bathroom and toilet.

Heating and hot water are provided by a floor heating system.

A former toilet in the corridor has been cleverly converted into an additional storage room on the 1st floor.

In the courtyard, there are storage options for strollers and bicycles.

A cellar compartment offers additional storage space.



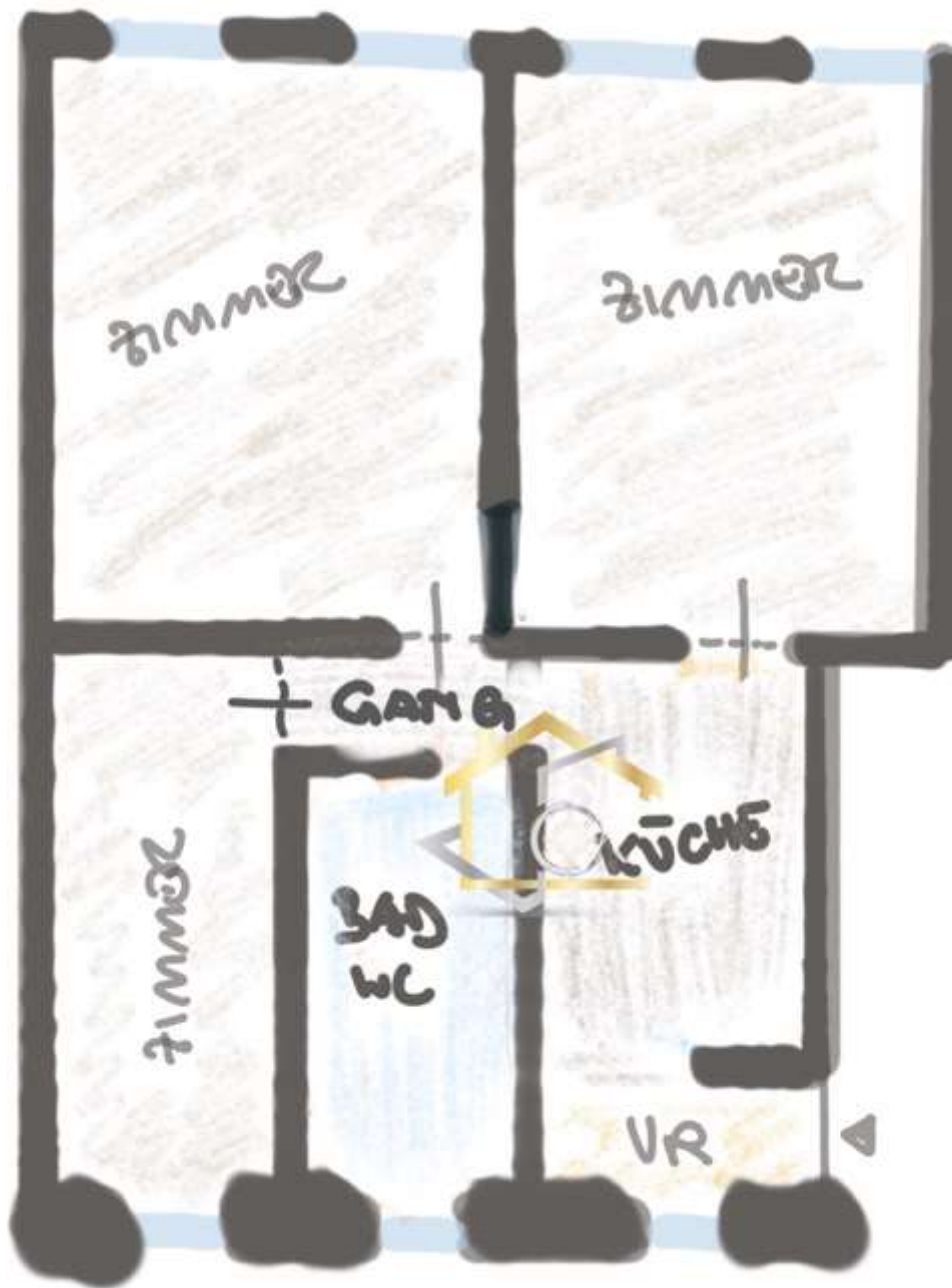












FRIEDL GASSE
3-ZIMMER 1. STOCK