

**FIRST-TIME-OCCUPANCY - Excellent APARTMENT with
EAST SIDE BALCONY**



Objektnummer: 5570/445

Eine Immobilie von Kirschner Immo GmbH

Zahlen, Daten, Fakten

Adresse	Lienfeldergasse
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1160 Wien, Ottakring
Baujahr:	2024
Zustand:	Voll_saniert
Alter:	Neubau
Wohnfläche:	72,11 m ²
Nutzfläche:	78,57 m ²
Zimmer:	3
Bäder:	1
WC:	2
Balkone:	1
Heizwärmebedarf:	47,80 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	0,82
Kaufpreis:	488.890,00 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

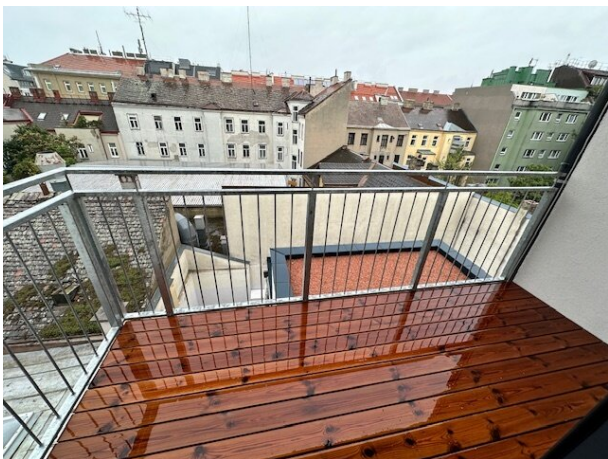
Ihr Ansprechpartner

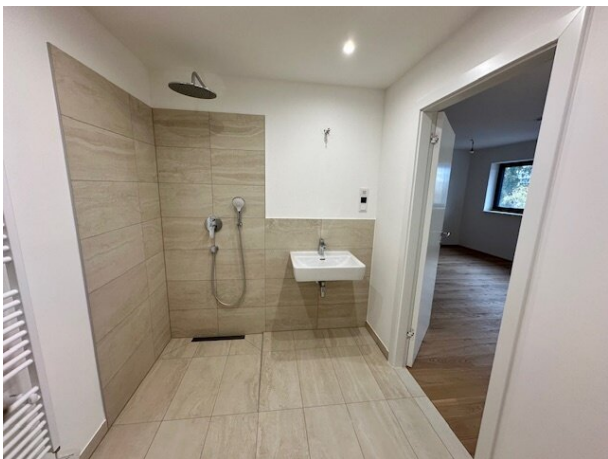
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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.









Objektbeschreibung

This 72 m² newly built apartment on Lienfeldergasse in the 16th district is for sale with the following layout:

- anteroom
- Storage room
- Toilet
- Bathroom + toilet
- Living room with kitchen connections
- Bedroom 1
- Bedroom 2

The apartment was recently built and shines in new splendor. You enter the apartment via the spacious entrance area, which leads you directly into the open living and dining area. Here you will be greeted by light-filled rooms and breathtaking views of the city. The balcony offers you the opportunity to enjoy the sun and fresh air and leave the stress of everyday life behind you.

The apartment has a total of 3 rooms that can be ideally used as a bedroom, study or guest room. The high-quality parquet floors create a cozy atmosphere and the underfloor heating offers you pleasant warmth even on cold winter days. Two toilets, a modern shower and a stylish toilet complete the offer. The furnishings of the apartment leave nothing to be desired. An air heat pump supplies the underfloor heating and thus ensures low heating costs. The passenger elevator makes reaching your apartment child's play. The east-facing balcony offers you the perfect opportunity to enjoy your coffee in the sun in the morning and start the day in a good mood.

The one-off lift installation fee amounts to:

1ST FLOOR €4,000

2ND FLOOR €6,000

3rd - 5th floor €8,000

The monthly costs are as follows:

BK: €2.30/m²

Lift BK: €0.40/m²

Rep.Return: 0.40 €/m²

Lift back: €0.10/m²

Heating: €0.90/m²

The location of this property is also unbeatable. With excellent transport connections via bus, subway, tram and train station, you are always well connected and can reach all destinations in the city quickly and easily. In the immediate vicinity you will find everything you need for your daily needs: doctors, pharmacies, clinics, hospitals, schools, kindergartens, supermarkets, bakeries and even a shopping center. Take advantage of the opportunity to move to one of the most livable cities in Europe and secure this dream property now. Arrange a viewing appointment today and be amazed by this apartment! We look forward to welcoming you to your new home.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <250m

Apotheke <500m

Klinik <1.000m

Krankenhaus <750m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Universität <1.500m

Höhere Schule <1.250m

Nahversorgung

Supermarkt <250m

Bäckerei <250m
Einkaufszentrum <750m

Sonstige

Geldautomat <500m
Bank <500m
Post <500m
Polizei <500m

Verkehr

Bus <500m
U-Bahn <750m
Straßenbahn <250m
Bahnhof <750m
Autobahnanschluss <4.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap