



Contact

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Location

Kuchelauer Hafen / Klosterneuburg

Description

Note according to energy certificate draft law: An energy performance certificate has not yet been submitted by the seller or owner, after being informed of the obligation to provide one. Therefore, the energy performance of a building of similar construction type and age is considered. We assume no responsibility or liability for the actual energy efficiency of the property offered.

Key data

Living area:	approx. 112.38 m ²	Type of use:	Residential, Investment
Garden area:	approx. 219.98 m ²	Available:	2022
Loggia area:	approx. 49.43 m ²	Heating:	underfloor heating
Floor:	ground floor	Location assessment:	very good
Rooms:	3	Noise level:	quiet location
Bathrooms:	1	Construction type:	new building
Restrooms:	2	Construction year:	2020
Storage rooms:	1		
Gardens:	1		
Loggias:	1		

Amenities

Constuction type:	bricks & concrete, Reinforced concrete, Brick	Restrooms:	separate toilets, guest toilet
Roof shape:	flat roof	Bathroom:	bathtub, shower
Flooring:	tiles, parquet	Kitchen:	open kitchen
Elevator:	passenger elevator	Parking space type:	basement garage
Balcony:	balcony/terrace facing southwest	Extras:	sauna, sport facilities, bicycle storeroom, storage room, wellness area, steam room, children playground (indoor / outdoor), changing rooms
Windows:	external sun protection		

Price information

Purchase price:	€1,420,000.00	Land registration fee:	1.1 %
		Real estate transfer tax:	3.5 %
		Commissio n:	3% of purchase price plus 20% VAT

Location

Kuchelauer Hafenstraße 98/Haus 01/4, 1190 Wien



Infrastructure/distances (POIs)

Health

Physician	1,500 m
Pharmacy	1,600 m
Clinic	4,950 m
Medical building	2,975 m

Local supply

Supermarket	975 m
Bakery	1,650 m
Shopping centre	2,675 m

Transport

Bus	150 m
Straßenbahn	2,750 m
Subway	4,400 m
Train station	1,575 m
Motorway junction	1,350 m

Children & schools

School	1,550 m
Kindergarten	650 m
University	1,500 m
Secondary school	4,000 m

Others

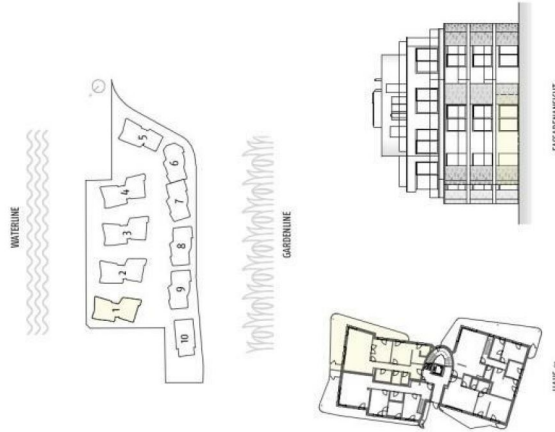
Bank	1,675 m
ATM	1,675 m
Post office	600 m
Police	2,475 m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap

Plan



KUCHELAUER HAFENSTRASSE 98 HAUS 01 | TOP 04 | ERDGESCHOSS



Wohnfläche: 112,10 m²
Loggia + AR: 48,81 m²
NNF: 160,91 m²
Eingangsgarten: 220,00 m²

Alle Angaben sind ohne Gewähr. Die Flächenangaben sind auf Basis der im Projektplan eingezeichneten Grundrisse und sind nicht verbindlich. Die Flächenangaben sind auf Basis der im Projektplan eingezeichneten Grundrisse und sind nicht verbindlich. Die Flächenangaben sind auf Basis der im Projektplan eingezeichneten Grundrisse und sind nicht verbindlich.

