

Kuchelauer Hafenstraße 98/Haus 08/3, 1190 Wien | Apartment | Property no.: 30372



Contact

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Location

Kuchelauer Hafen / Klosterneuburg

## Key data

Living area:	approx. 139.7 m <sup>2</sup>	Type of use:	Residential, Investment
Garden area:	approx. 279.56 m <sup>2</sup>	Available:	ab sofort
Terrace area:	approx. 4.13 m <sup>2</sup>	Heating:	underfloor heating
Loggia area:	approx. 34.63 m <sup>2</sup>		
Floor:	ground floor	Location assessment:	very good
Rooms:	4	Noise level:	quiet location
Bathrooms:	2	Construction type:	new building
Restrooms:	2	Condition:	new
Gardens:	1	Construction year:	2023
Terraces:	1		
Loggias:	1	Energy Performance Certificate	
		Valid until:	21.03.2032
		Annual thermal energy index:	<b>B</b> 29.68 kWh/m <sup>2</sup> year

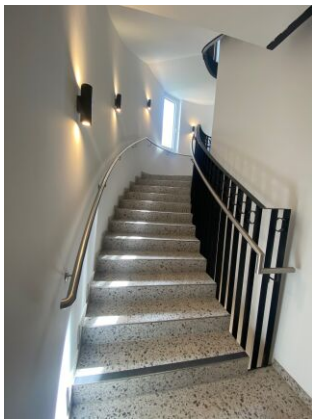
## Amenities

Construction 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:	€1,632,420.00	Land registration fee:	1.1 %
		Real estate transfer tax:	3.5 %
		Commission:	3% of purchase price plus 20% VAT

More photos



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## 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

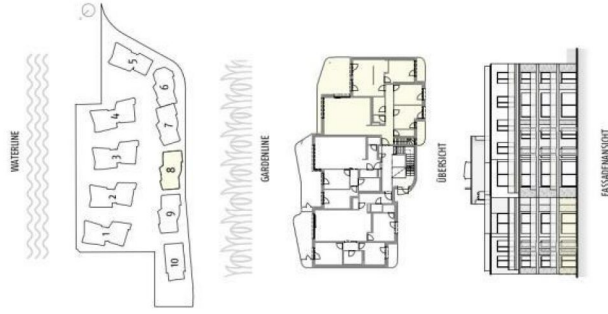
Bank	1,675 m
ATM	1,675 m
Post office	600 m
Police	2,475 m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap

# Plan



## KUCHELAUER HAFENSTRASSE 98 HAUS 08 | TOP 03 | ERDGESCHOSS



Wohnfläche: 138,77m<sup>2</sup>  
 Loggia: 35,00 m<sup>2</sup>  
 Terrasse: 4,51 m<sup>2</sup>  
 MNF: 173,71 m<sup>2</sup>  
 Eigengarten: 279,56 m<sup>2</sup>  
 Hobbyraum + AR + VR: 43,23 m<sup>2</sup>

Die Planunterlagen sind als Entwurf zu verstehen und stellen keine verbindliche Zusicherung dar. Die Ausführung ist von der Baugenehmigung abhängig. Die Flächenangaben sind ohne Gewähr. Die Flächenangaben sind ohne Gewähr. Die Flächenangaben sind ohne Gewähr.

