

Top 1

Musterhofgasse 12

Musterhofgasse 12, 1030 Wien

2 rooms 54.8 m² Private garden 42 m² €449,400

SOLD

Top 1 — 2 Zimmer, 54.8 m²

Compact two-room apartment on the ground floor with direct access to the planted courtyard. The living room opens onto the private garden through two French doors.



PRIVATE GARDEN 42 M²

UNIT

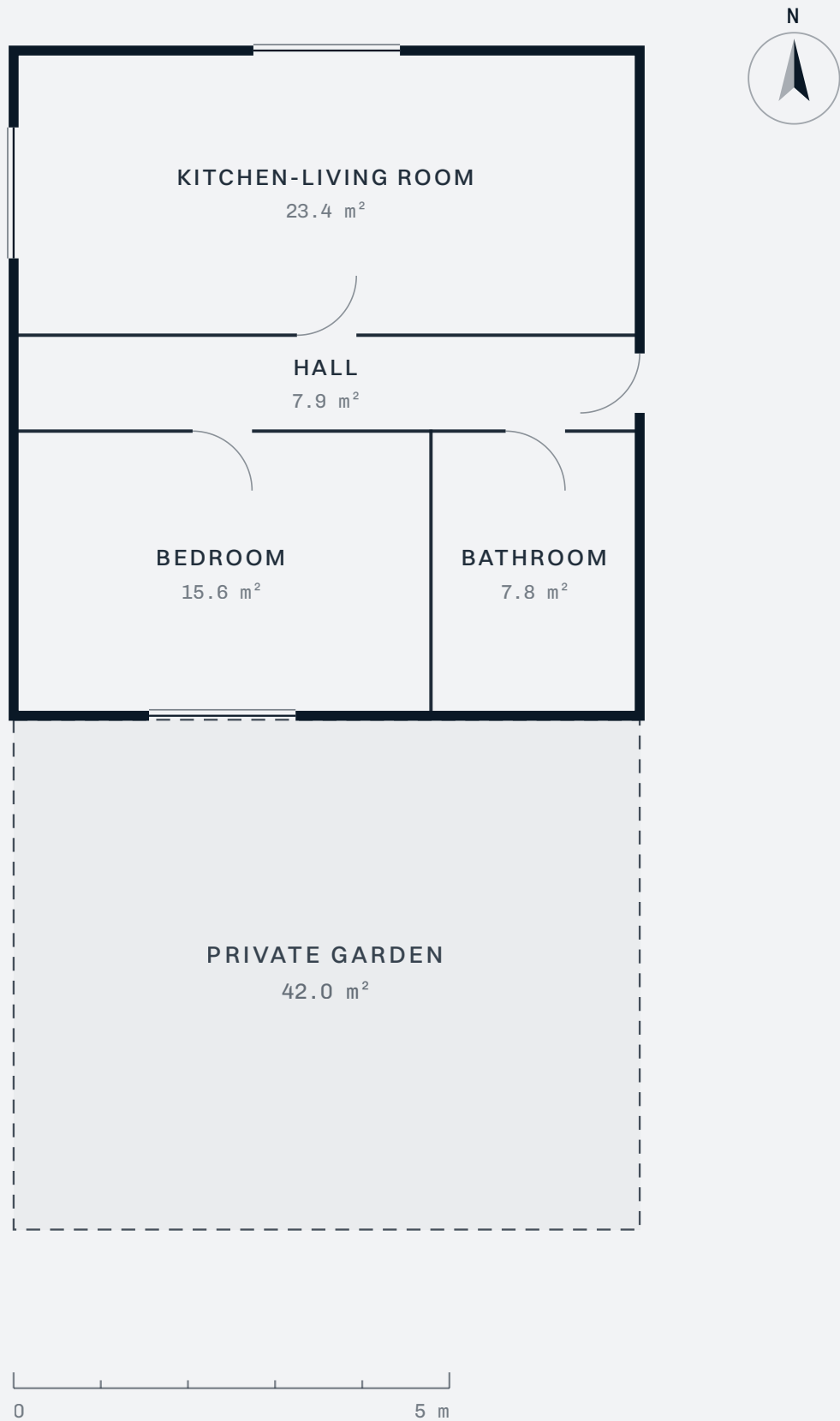
UNIT	Top 1
FLOOR	ground floor
STAIRCASE	Staircase 1
ROOMS	2
LIVING AREA	54.8 m²
OUTDOOR	Private garden 42 m²
ASPECT	South, West
REFERENCE NO.	MG12-001
STATUS	sold

PRICE

PRICE	€449,400
PER M²	€8,201/m²
SERVICE CHARGES	€172.62 / month
RESERVE FUND	€31.78 / month
HEATING	€57.54 / month
RUNNING COSTS	€261.94 / month

FEATURES

- Private garden off the courtyard
 - Underfloor heating
 - 3.20 m ceilings
- Cellar compartment
 - Restored box-type windows



Living area 54.8 m² 2 rooms Aspect South, West Scale 1:100

WITHIN WALKING DISTANCE

Railway station	5 min on foot
Market	5 min on foot
Underground	7 min on foot
Riverside path	12 min on foot
Grammar school	8 min on foot
Park	9 min on foot
Concert hall	13 min on foot
Hospital	15 min on foot

ENERGY CERTIFICATE

HWB reference	78.3 kWh/m²a
Class	C
fGEE	0.91
Class	B
Valid until	28 May 2036

COMMISSION

Sample figures. For a real property, the provider's commission and cost breakdown would appear here. The statutory purchase costs in Austria are borne by the buyer: 3.5% real estate transfer tax, 1.1% land register registration fee, plus the costs of contract drafting and escrow as incurred.

LIABILITY

Sample project. The property, developer, apartments, prices and figures are entirely fictitious and refer to no real building. This presentation is neither an offer nor an invitation to make an offer.

YOUR CONTACT

HEAD OF SALES

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