

Top 2

Musterhofgasse 12

Musterhofgasse 12, 1030 Wien

3 rooms 79.6 m² Private garden 68 m² €668,600

AVAILABLE

Top 2 — 3 Zimmer, 79.6 m²

The larger of the two ground-floor apartments. Three rooms, a living room spanning the full depth of the building, and — at 68 m² — the largest private garden in the house.



PRIVATE GARDEN 68 M²

UNIT

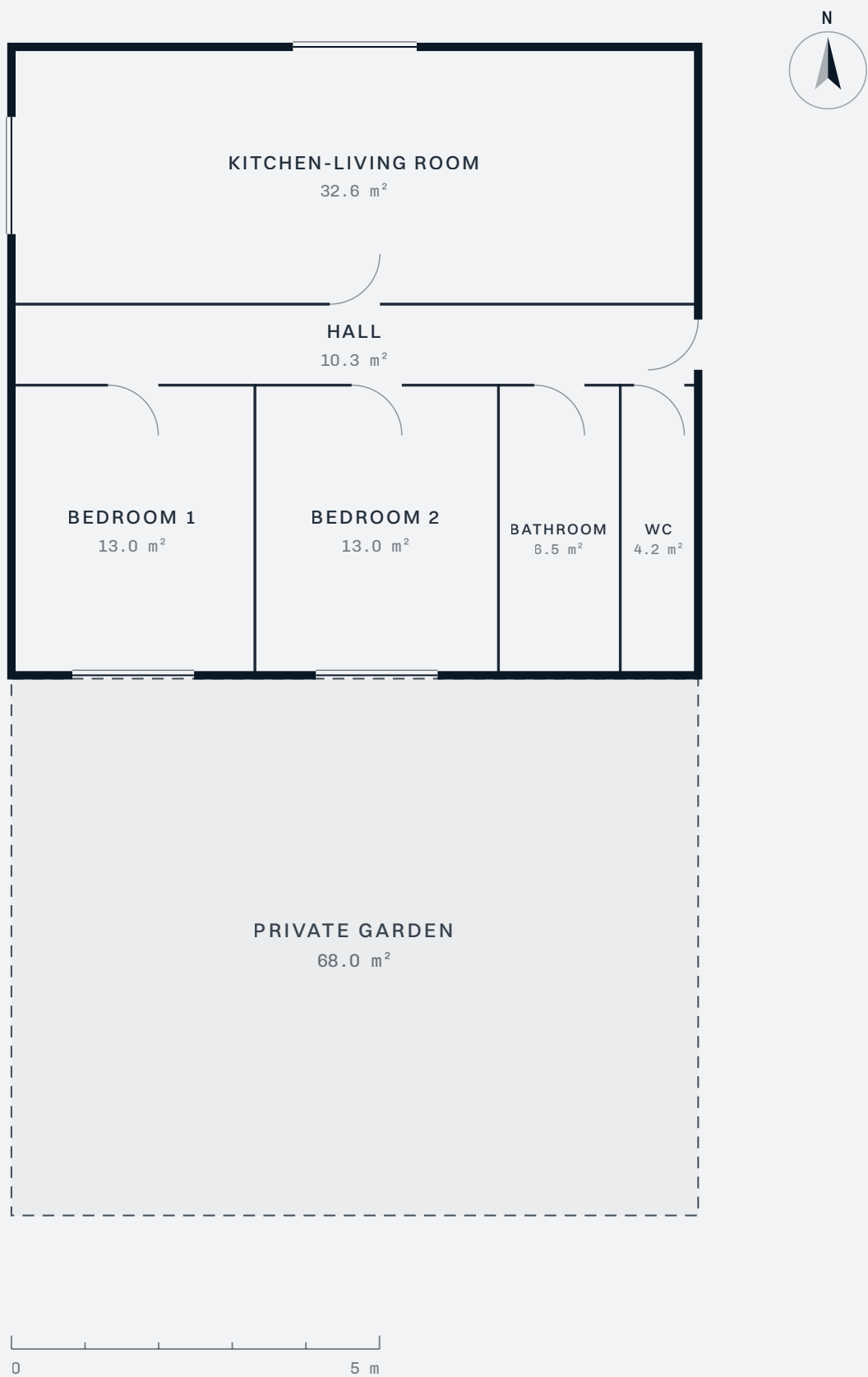
UNIT	Top 2
FLOOR	ground floor
STAIRCASE	Staircase 1
ROOMS	3
LIVING AREA	79.6 m²
OUTDOOR	Private garden 68 m²
ASPECT	South, East
REFERENCE NO.	MG12-002
STATUS	available

PRICE

PRICE	€668,600
PER M²	€8,399/m²
SERVICE CHARGES	€250.74 / month
RESERVE FUND	€46.17 / month
HEATING	€83.58 / month
RUNNING COSTS	€380.49 / month

FEATURES

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



Living area 79.6 m² 3 rooms Aspect South, East 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

· anfrage@example.com