



Top 8

Musterhofgasse 12

Musterhofgasse 12, 1030 Wien

4 rooms 106.4 m² Balcony 9.2 m² €1,000,200

AVAILABLE

Top 8 — 4 Zimmer, 106.4 m²

Four-room corner apartment with two bathrooms. The bedrooms line the courtyard side; the utility rooms face the street.



BALCONY 9.2 M²

UNIT

UNIT	Top 8
FLOOR	2nd floor
STAIRCASE	Staircase 1
ROOMS	4
LIVING AREA	106.4 m²
OUTDOOR	Balcony 9.2 m²
ASPECT	South, West
REFERENCE NO.	MG12-008
STATUS	available

PRICE

PRICE	€1,000,200
PER M²	€9,400/m²
SERVICE CHARGES	€335.16 / month
RESERVE FUND	€61.71 / month
HEATING	€111.72 / month
RUNNING COSTS	€508.59 / month

FEATURES

- Oak parquet
 - Stucco ceilings
 - 3.40 m ceilings
 - Balcony facing the courtyard
- Two bathrooms
 - Storage room
 - Cellar compartment



Living area 106.4 m² 4 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	66.2 kWh/m²a
Class	C
fGEE	0.82
Class	A
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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