

Top 12

Musterhofgasse 12

Musterhofgasse 12, 1030 Wien

3 rooms 74.9 m² Balcony 6.1 m² €696,600

AVAILABLE

Top 12 — 3 Zimmer, 74.9 m²

Three-room apartment on the 3rd floor, running from street to courtyard, with a 6.1 m² French balcony.



BALCONY 6.1 M²

UNIT

UNIT	Top 12
FLOOR	3rd floor
STAIRCASE	Staircase 1
ROOMS	3
LIVING AREA	74.9 m²
OUTDOOR	Balcony 6.1 m²
ASPECT	North, South
REFERENCE NO.	MG12-012
STATUS	available

FEATURES

- Oak parquet
- Stucco ceiling in the living room
- 3.40 m ceilings
- French balcony
- Guest WC
- Cellar compartment

PRICE

PRICE	€696,600
PER M²	€9,300/m²
SERVICE CHARGES	€235.94 / month
RESERVE FUND	€43.44 / month
HEATING	€78.65 / month
RUNNING COSTS	€358.03 / month



Living area 74.9 m² 3 rooms Aspect North, South 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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