



Top 13

Musterhofgasse 12

Musterhofgasse 12, 1030 Wien

4 rooms 112.8 m² Terrace 26 m² €1,116,700

RESERVED

Top 13 — 4 Zimmer, 112.8 m²

Four-room apartment on the roof level, lit from two sides, with a 26 m² terrace facing the courtyard. The living room opens to the south and west.



TERRACE 26 M²

UNIT

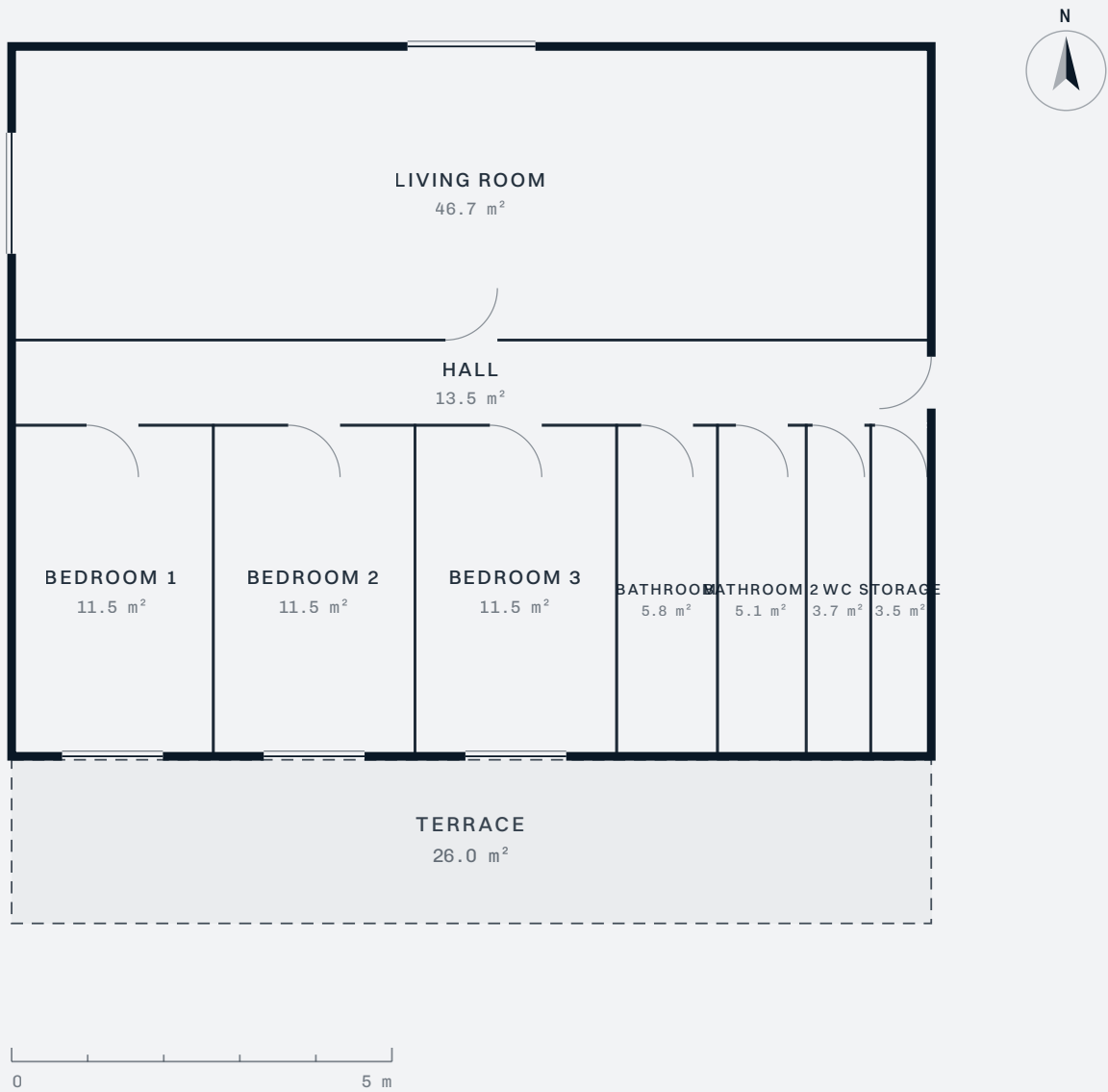
UNIT	Top 13
FLOOR	roof level
STAIRCASE	Staircase 1
ROOMS	4
LIVING AREA	112.8 m²
OUTDOOR	Terrace 26 m²
ASPECT	South, East
REFERENCE NO.	MG12-013
STATUS	reserved

PRICE

PRICE	€1,116,700
PER M²	€9,900/m²
SERVICE CHARGES	€355.32 / month
RESERVE FUND	€65.42 / month
HEATING	€118.44 / month
RUNNING COSTS	€539.18 / month

FEATURES

- Roof terrace
 - Oak parquet
 - Cooling
 - Two bathrooms
- Storage room
 - Lift directly into the apartment
 - Cellar compartment



Living area 112.8 m² 4 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	58.7 kWh/m²a
Class	C
fGEE	0.76
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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