

Top 15

Musterhofgasse 12

Musterhofgasse 12, 1030 Wien

5 rooms 138 m² Terrace 58 m² €1,587,000

AVAILABLE

Top 15 — 5 Zimmer, 138 m²

The largest unit in the house: a maisonette across two levels with five rooms and a 58 m² south-facing roof terrace.



TERRACE 58 M²

UNIT

UNIT	Top 15
FLOOR	roof level
STAIRCASE	Staircase 1
ROOMS	5
LIVING AREA	138 m²
OUTDOOR	Terrace 58 m²
ASPECT	North, South, East
REFERENCE NO.	MG12-015
STATUS	available

PRICE

PRICE	€1,587,000
PER M²	€11,500/m²
SERVICE CHARGES	€434.70 / month
RESERVE FUND	€80.04 / month
HEATING	€144.90 / month
RUNNING COSTS	€659.64 / month

FEATURES

- 58 m² roof terrace
- Maisonette across two levels
- Cooling
- Two bathrooms
- Lift directly into the apartment
- Cellar compartment



Living area 138 m² 5 rooms Aspect North, 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

· anfrage@example.com