

Compact three-room apartment for singles, couples and investors!



2

Objektnummer: 1939/164044

Eine Immobilie von IMMOcontract Immobilien Vermittlung GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1030 Wien
Baujahr:	2018
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	70,33 m²
Zimmer:	3
Balkone:	1
Keller:	3,20 m²
Heizwärmebedarf:	A 23,84 kWh / m² * a
Gesamtenergieeffizienzfaktor:	C 0,80
Kaufpreis:	586.195,00 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



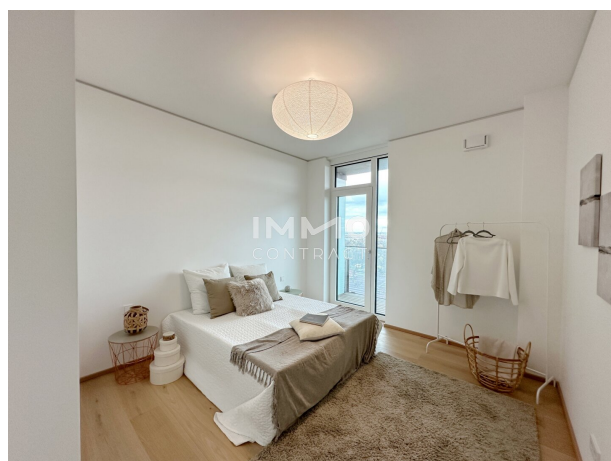
Projektteam Trillple

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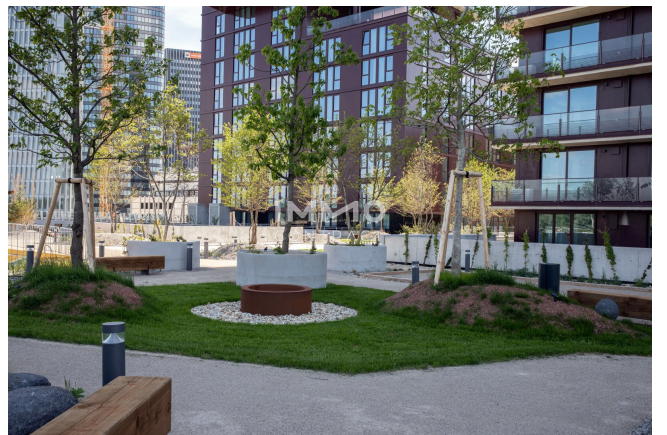
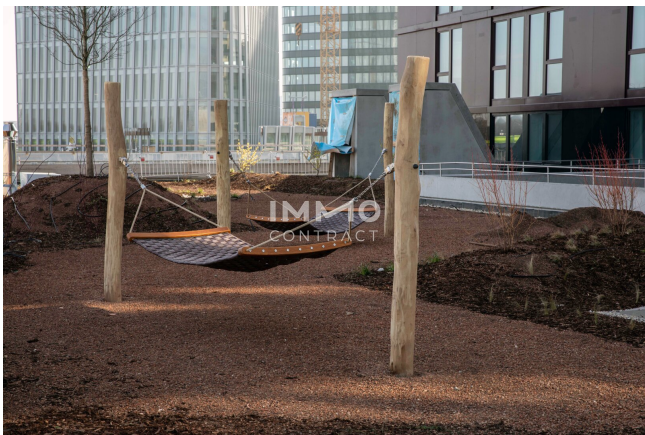




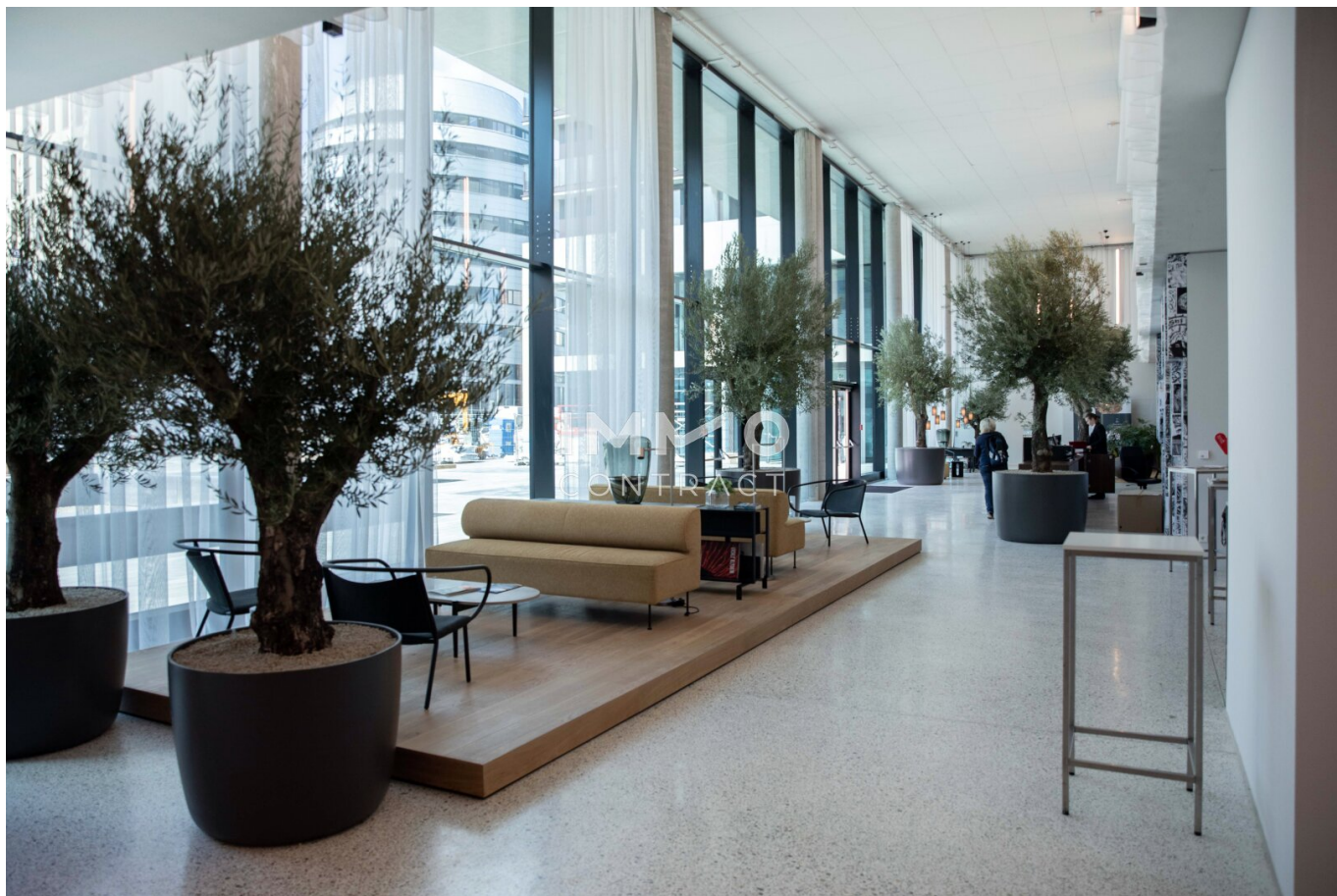


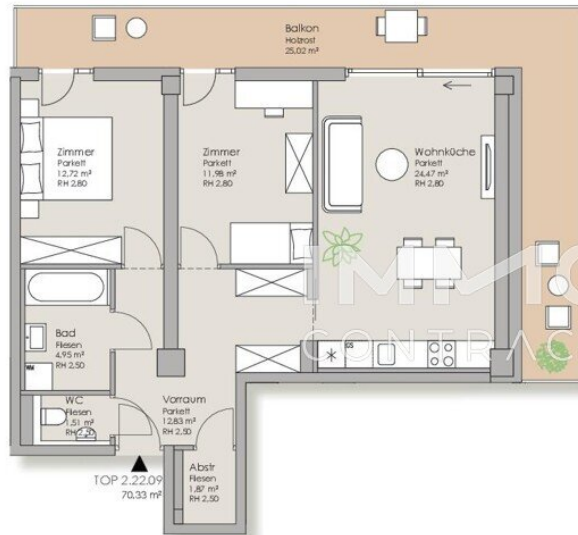












Planstand 17.05.2019 | Änderungen vorbehalten | Sämtliche Maße, Parapethöhen, abgeh. Decken und Poterien sind circa-Angaben und können sich noch ändern | Geländehöhe ca. 1.110m | Die Möblierung und Begrünung ist nur symbolhaft und nicht im Kaufpreis enthalten | Die Raum- und Wohnungsgrößen sind ungefähre Werte und können sich noch geringfügig ändern | Für die Anfertigung von Einbaumöbeln sind Naturmaße zu nehmen.

TRIIIPLE

STADT. LAND. FLUSS.



TRIIIPLE — EBENE 22
TOP 2.22.09

Wohnfläche: 70.33 m²
Balkon: 25.02 m²
Loggia: —

Wiener Prater



Schneeberg



EIN PROJEKT VON:

ARE AUSTRIAN
REAL
ESTATE

SORAVIA
GROUP

Triiiple | Scherzergasse 9 | 1030 Wien | triiiple.at

Objektbeschreibung

Brokerage - Financing - Letting

Advantages of an investment apartment

The investment apartments in Trillple are the ideal way to provide for your own future - security guaranteed for several generations.

- * Solid returns possible
- * Secure asset value through entry in the land register, expected constant increase in value over a period of several years
- * Regular rental income - inflation protection thanks to annual indexation
- * Numerous tax advantages
- * Variable equity investment

Attractive financing solution

We will also be happy to assist you with financing and put you in touch with our exclusive cooperation partner Volksbank.

One process - one contact person

We offer you comprehensive all-round support to ensure that the entire process is time and cost efficient:

1. individual needs analysis and advice- so we meet your personal requirements.
2. purchase via your IMMOcontract advisor - our employees take care of the purchase process.
3. financing via our partner bank - together we offer you attractive financing solutions.
4. letting through your IMMOcontract consultant - our estate agents will find suitable tenants with good credit ratings for you.
5. sub-management by IMA - our in-house property management takes care of the tenant's ongoing support and your concerns.

Your IMMOcontract consultant remains your point of contact throughout the entire process.

Highlights of the project

- * Breathtaking views
- * Rooftop pool with sun terrace at over 100 meters
- * Exclusive concierge service
- * Event kitchens with generous open spaces for individual use

- * Salon with library
- * High-quality planting concept
- * Room heights of up to 2.8 meters
- * Supermarket, tobacconist and restaurants on the ground floor

make the project particularly attractive for tenants.

The stated purchase price is the net investor price. The owner-occupier price amounts to € 743.200.

We would like to point out that there is a close economic relationship between the agent and the client. The agent acts as a dual broker.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m
 Apotheke <500m
 Klinik <500m
 Krankenhaus <1.000m

Kinder & Schulen

Schule <500m
 Kindergarten <500m
 Universität <500m
 Höhere Schule <1.000m

Nahversorgung

Supermarkt <500m
 Bäckerei <500m
 Einkaufszentrum <1.500m

Sonstige

Geldautomat <1.000m
 Bank <500m
 Post <1.000m
 Polizei <500m

Verkehr

Bus <500m
 U-Bahn <500m
 Straßenbahn <500m
 Bahnhof <500m

Autobahnanschluss <500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap