

Unique panoramic views + rooftop pool + attractive amenities!



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Objektnummer: 1939/164067

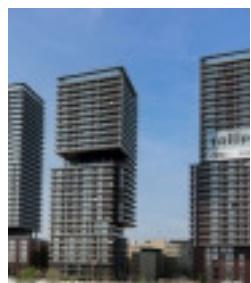
Eine Immobilie von IMMOcontract Immobilien Vermittlung GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1030 Wien
Baujahr:	2018
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	71,79 m ²
Zimmer:	3
Balkone:	1
Keller:	4,01 m ²
Heizwärmebedarf:	A 23,84 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	C 0,80
Kaufpreis:	637.175,00 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner

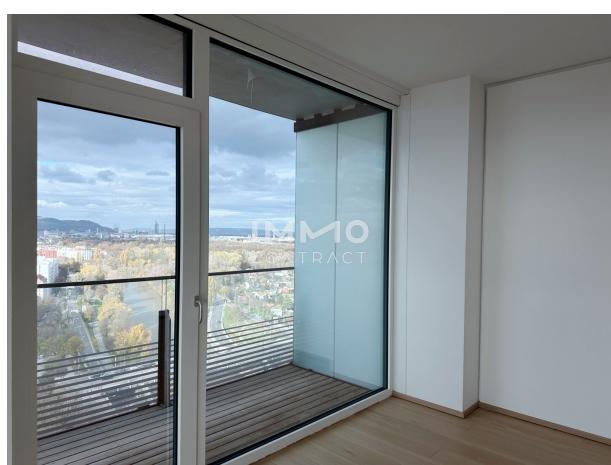


Projektteam Trillp

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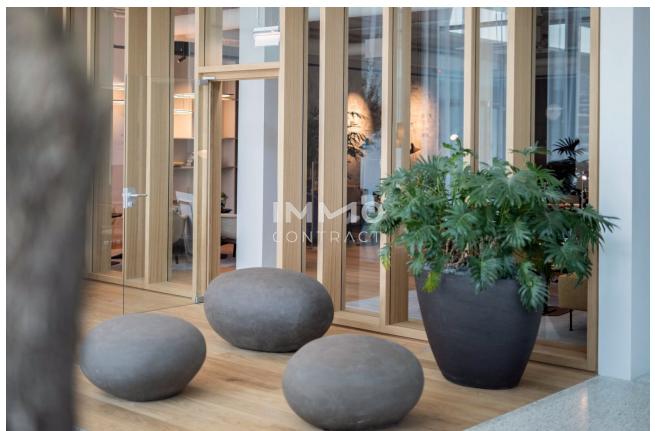


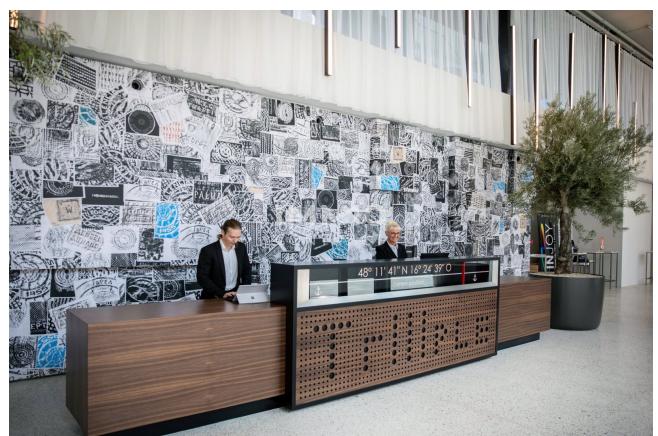
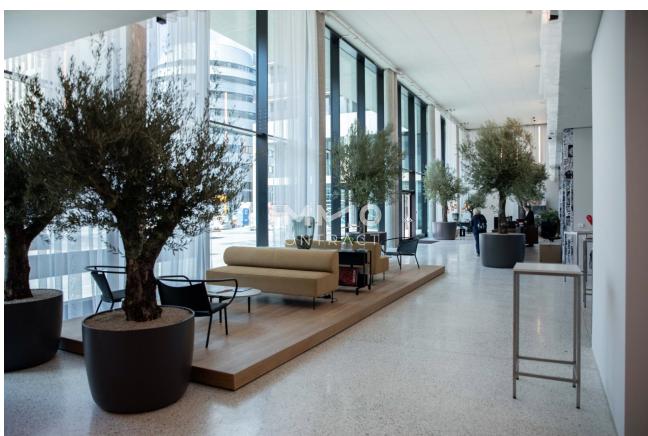
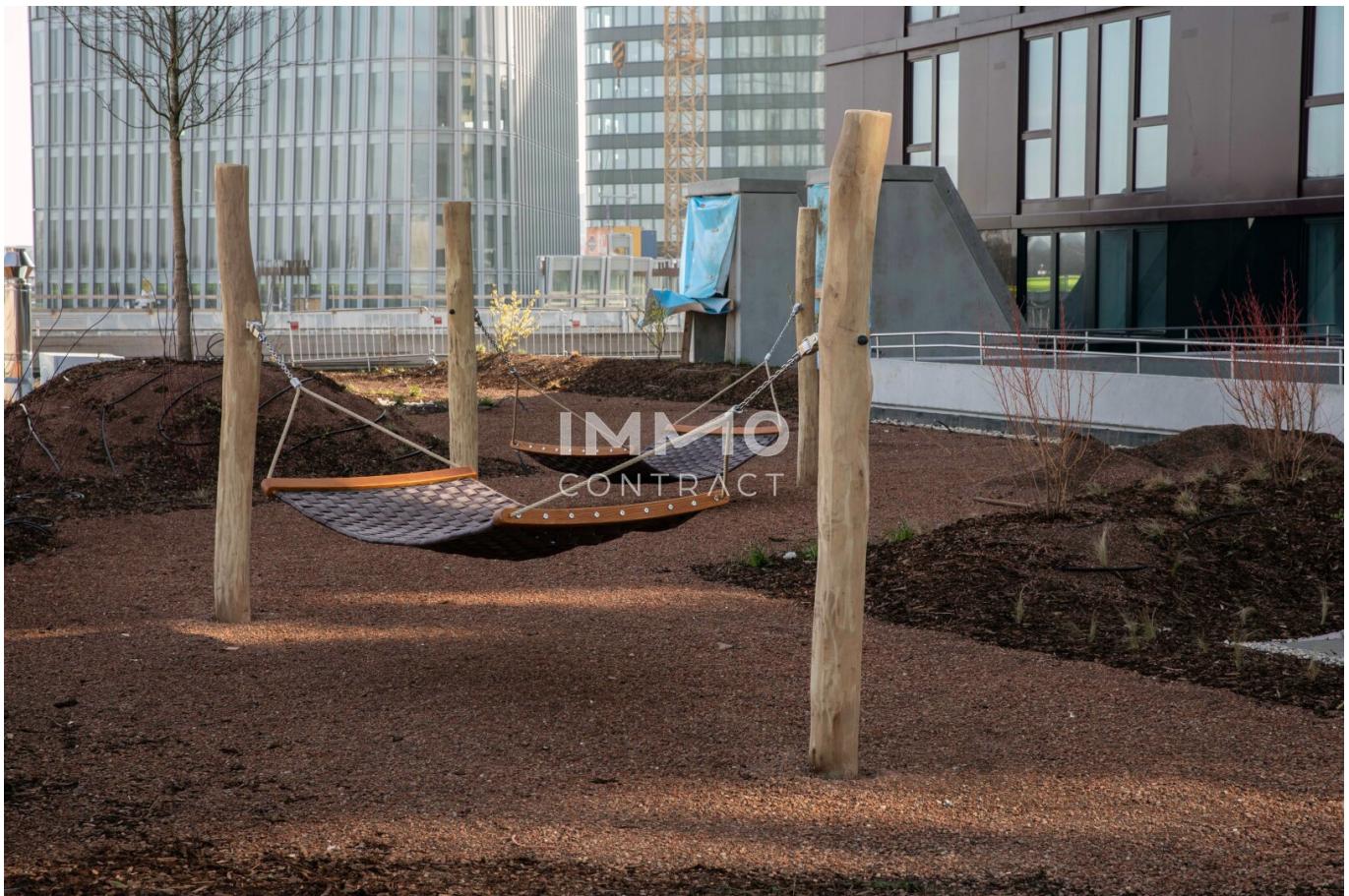


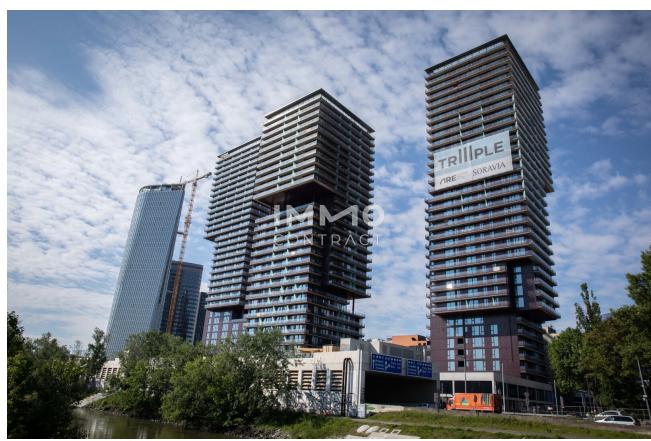




Planvorlage 2.26.2022 | Änderungen vorbehalten | Sämtliche Innen- und Außenansichten, Abgase, Decken und Putzarten und circa Angaben und Schätzungen. Die tatsächlichen Werte können von den hier dargestellten abweichen. Die tatsächlichen Werte können von den hier dargestellten abweichen. Die tatsächlichen Werte können von den hier dargestellten abweichen. Für die Antragstellung von Einkaufsangeboten und Informationszwecken zu verwenden.







Objektbeschreibung

Brokerage - Financing - Letting

Advantages of an investment apartment

The investment apartments in Trilliple 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 € 799.500.

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