



INVESTMENT OPPORTUNITY - Beautiful 2-room terrace apartment with bathing dock and fitness room

Property no. **2628**

LOCATION

This stylish apartment is located on the 2nd floor of a just finished new building at the Kuchelau harbor directly at the Danube.

ROOM LAYOUT AND EQUIPMENT

The bright apartment consists of an entrance hall, a bathroom with double sink, shower and toilet, a storage room with washing machine connection, a living room with open kitchen and a bedroom. From the living room and the bedroom you can directly access the south-west facing terrace of about 20m².

The apartment is equipped with underfloor heating (air heat pump) and ceiling cooling.

The house offers unique amenities and services, such as an in-house gym with top equipment, a yoga room, a wellness area with sauna and steam bath and a spacious lounge with a large garden.

Another highlight is the direct water access with its own bathing jetty. Whether sports, swimming, wellness or simply relaxing - you can experience everything in-house without additional fees.

A concierge with extensive services is also available for a fee.

A garage space in the in-house underground garage can be purchased for € 35.000,-- (currently monthly running costs € 30,- + 20 % VAT + € 0,50 repair reserve)

INFRASTRUCTURE

This beautiful residential complex offers an excellent quality of life with high recreational value and is located directly on the waterfront in a sought-after location of the 19th district. The Danube, the recreational area of the Vienna Woods and the idyllic town of

Klosterneuburg as well as shopping facilities and public transport (bus line 400) are all within easy reach.

Vienna's city center and the airport are within easy reach.

INFORMATION

The apartment is currently rented until the end of August 2028 for a monthly net rent of € 700,-- + running costs + VAT. This results in an annual return of approx. 2.4%.

The stated purchase price is net plus 20% VAT.

The above information is based on information and documents of the owner and is without guarantee on our part.

Commission: 3% + 20% VAT

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



Details

- **Adress** AUT-1190 Wien
 - **Proximity** Kuchelauer Hafen, Donau Auen
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- **Living space** approx. 46 sqm
 - **Patio area** approx. 20 sqm
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- **Room** 2
 - **Bathrooms** 1
 - **WC** 1
 - **Patio** 1
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- **Purchase price** € 340,000.00
- **Monthly costs** € 176.40
- **Operation costs net** € 171.50
- **Other costs net** € 4.90

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** 09/2028

■ **Year of construction** 2023

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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