

## 2 vollvermietete Mehrfamilienhäuser mit Tiefgarage, Balkonen bzw. Terrassen und Fußbodenheizung zu verkaufen!

### Prices & Costs

|                                      |                                |
|--------------------------------------|--------------------------------|
| Client's courtage                    | 3,57% vom Kaufpreis, incl. VAT |
| Purchase Price                       | €3,860,000                     |
| x-fold                               | 33.19                          |
| actual rent per period               | €116,292 Year                  |
| Expected rental income per period    | €116,292 Year                  |
| Number of spots in a basement garage | 16                             |



## Details of the property

|                             |                   |
|-----------------------------|-------------------|
| Living space                | 1.160,50 m²       |
| Plot area                   | 9.334 m²          |
| Rooms                       | 48                |
| Number of parking spots     | 16                |
| rentable area               | 1.160,50 m²       |
| Number of residential units | 15                |
| Balconies                   | 11                |
| Terraces                    | 4                 |
| Year of construction        | 1997              |
| Condition of the property   | Well kept         |
| Sale status                 | open              |
| Availability                | nach Vereinbarung |



## Features

|                      |         |
|----------------------|---------|
| Kind of heating      | Central |
| Firing               | Gas     |
| Cable / Satellite TV | Yes     |
| With cellar/basement | Yes     |

## Energy performance certificate

|                                            |                       |
|--------------------------------------------|-----------------------|
| Energy performance certificate             | COM_PRIME_Consumption |
| Valid until                                | 2026-07-06            |
| Energy consumption parameter               | 116.1kWh/m²a          |
| Including warm water                       | Yes                   |
| Year built according to energy certificate | 1997                  |
| Creation Date                              | Issued from 1.5.2014  |
| Energy efficiency class                    | D                     |
| Primary energy sources                     | GAS                   |

