

Apartment in historical new baroque villa in city center

Object: P062

11 rooms/ 4 PP / 358 m²/ 2 BZ/ 3 WC/ laundry/ park garden / 2 cellars

Address: 2500 Baden

Purchase price € 2.660.000

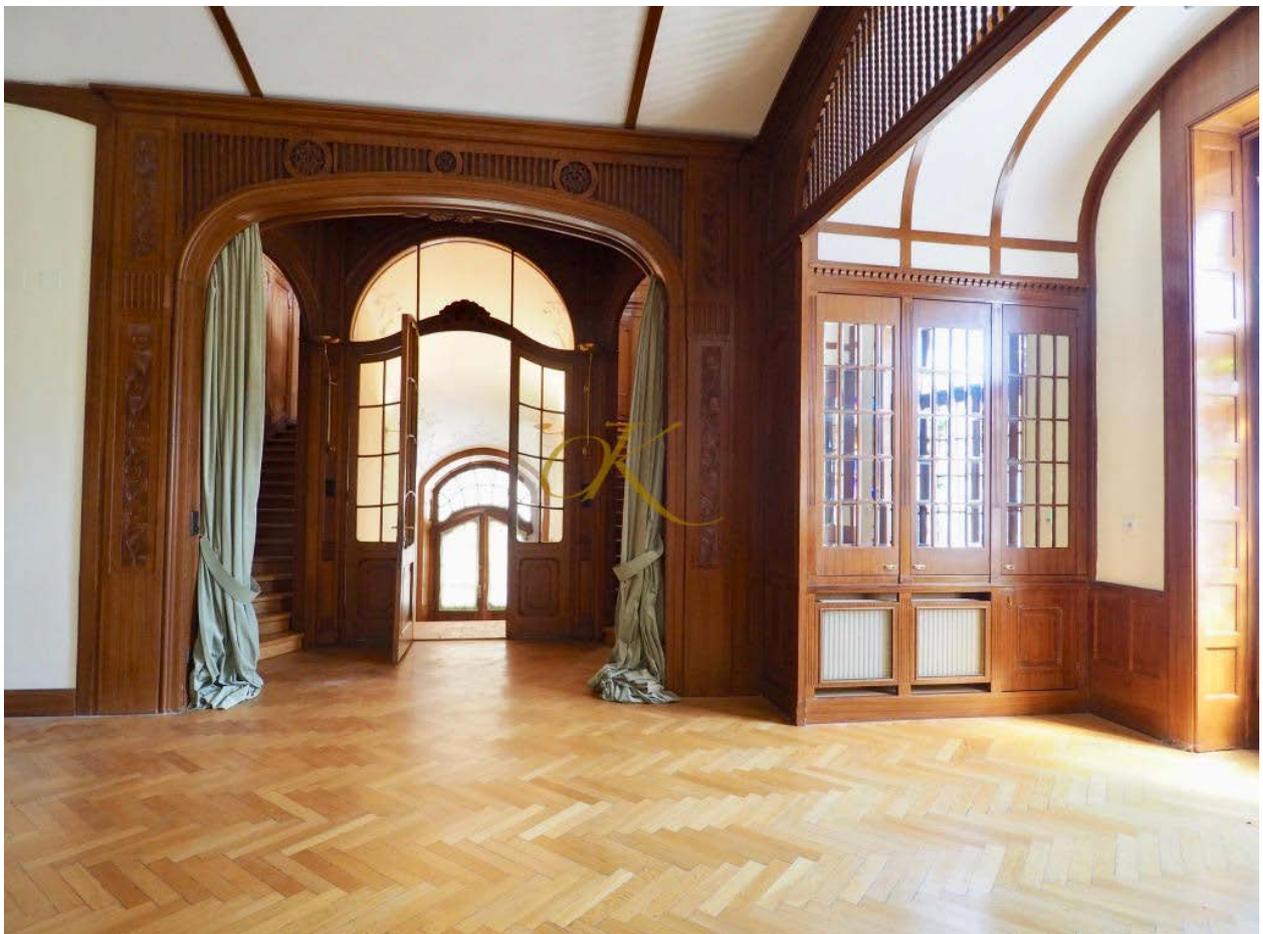
Incidental costs:

Real estate transfer tax: 3.5 %

Registration fee (ownership right): 1.1%

Costs of drawing up the contract and execution in the land register as well as cash expenses for certifications and stamp duties approx. 1.5% + 20% VAT

Broker's commission: 3% + 20% VAT.



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<i>Property type</i>	<i>Apartment Top 1 and Top 2</i>
<i>Status</i>	<i>historical parts are very well preserved</i>
<i>Free from</i>	<i>immediately</i>
<i>Purchase price</i>	<i>€ 2.660.000</i>
<i>Provision</i>	<i>3% zzgl. USt.</i>
<i>Useful area approx.</i>	<i>358 m²</i>
<i>PP in park garden</i>	<i>4</i>
<i>Heating type</i>	<i>Fernwärme</i>
<i>Terrace</i>	<i>30,23 m²</i>
<i>Terrace</i>	<i>ja</i>
<i>Bathroom</i>	<i>2 (3 With laundry room)</i>
<i>WC</i>	<i>3</i>

Nutzflächenberechnung und Aufstellung

Top 1 (Bez. 1/4)

Bezeichnung	Lage	Teilfläche	Formel	Einzelfläche	Raumfläche
Räume					
Zimmer 1	EG				41,70 m ²
Zimmer 2/KN	EG				26,59 m ²
Abstellraum	EG				3,27 m ²
Zimmer 3	EG				33,67 m ²
Vorraum 1	EG				3,83 m ²
WC	EG				1,62 m ²
Stiegenhaus Podest 1	EG	+ (Trapez)	$(a+b)/2 \cdot t$ $(4+2,80)/2 \cdot 1,50$	5,10 m ²	
		+ (Rechteck)	2,13*0,84	1,79 m ²	6,89 m ²
Entree	EG	+ (Rechteck)	1,40*2,13	2,98 m ²	
		+ (Rechteck)	1,90*0,50	0,95 m ²	3,93 m ²
Kellerabgang Podest 4	EG	+ (Rechteck)	1,20*1,20	1,44 m ²	1,44 m ²
Zimmer 4	OG 1				27,50 m ²
Zimmer 5	OG 1				26,58 m ²
Bad	OG 1				6,45 m ²
WC	OG 1				1,70 m ²
Zimmer 6	OG 1				12,00 m ²
Zimmer 7	OG 1				15,82 m ²
Vorraum 2	OG 1	+ (Rechteck)	1,50*3,05	4,57 m ²	4,57 m ²
Stiegenhaus Podest 2	OG 1	+ (Trapez)	$(4+2,80)/2 \cdot 1,50$	5,10 m ²	5,10 m ²
Stiegenhaus Podest 3	OG 1	+ 1 (Rechteck)	a*b 2,56*1,33	3,40 m ²	3,40 m ²
Zuschläge					

Kellerraum		+ (Rechteck)	1*1,80	1,80 m ²	
		+ (Rechteck)	2,90*1,94	5,63 m ²	
		+ (Rechteck)	4,22*4,28	18,06 m ²	
		- (Rechteck)	0,60*0,60	0,36 m ²	
		+ (Rechteck)	3,10*1,17	3,63 m ²	28,76 m ²
Balkon	OG 1				1,39 m ²
Zubehör					
Garten					92,00 m ²

Nutzfläche: 226,06 m²

Top 2 (2/3)

Bezeichnung	Lage	Teilfläche	Formel	Einzelfläche	Raumfläche
Räume					
Vorraum	EG				9,40 m ²
WC	EG				2,88 m ²
AR1	EG				2,19 m ²
BAD	EG				7,59 m ²
Küche	EG				7,11 m ²
Zimmer 1	EG				65,68 m ²
Zimmer 2	EG				33,90 m ²
AR2	EG				3,20 m ²
Zuschläge					
Terrasse	EG				30,23 m ²
Zubehör					
Keller (2/3)					17,17 m ²

Nutzfläche: 131,95 m²

The property is located in a one-way street with little traffic in the center of the city of Baden. The whole ensemble is very appealing and appears luxurious. The undeveloped areas are park-like and appear well-kept.

Object Description:

The property is located in a stately villa, which was built in the 19th and is partially listed. In 1989 the house was renovated and divided into several apartment units. There is a basement, a first floor, an upper floor and an attic which was developed only in 1989. There is a central gas heating with separate meters, electric hot water tanks are located in the individual apartments. According to the building description, each apartment has its own electrical circuits, the floors are mostly parquet.

Description

The elegance of this mansion robs the heart right from the entrance: the original silhouette of the building is quoted in the undulating lines of the entrance gate. The design project of the interior is in the style of Viennese classics and interspersed with some elements of Art Nouveau. The magnificent mahogany wood entryway is in harmony with the detailed ceilings, creating a pleasant play of light and shadow. The framed frescoes and windows emphasize the sophistication and luxury, serving as key elements of the interior and completing the composition.

The tasteful furnishings and a beautiful staircase show an era of chic and enjoyment of life and wonders and mysteries of the past century.

The KG has a drying room, utility room, house cellar, boiler room and cellar compartments to each TOP.

Special features:

According to information, the interior staircase to the 1st floor has also been demonstrated at a world exhibition and is a listed building.

Location:

This villa is surrounded by numerous parks and recreational areas and offers access to the infrastructure of a cozy resort (restaurants, stores, museums, train station). The infrastructure necessary for daily needs such as shopping markets, pharmacies, schools, doctors' offices, etc. are available.

The property is located in a quiet location near the center, away from traffic roads. Public transport is in the absolute vicinity.





















