

Erdbrustgasse 31, 1160 Wien

Verfügbarkeitsliste Eigennutzer

| Objekt- nummer | Top-Nr. | Geschoß | Zimmer | Ausrichtung | Wohn- Fläche m ² | Gewichtete Fläche m ² | Balkon | Terrasse | Garten | Preis/m ² | Kaufpreis Eigennutzer | Kaufpreis Anleger (zzgl. 20% Ust.) |
|-------------------|---------|----------|--------|-------------|--------------------------------|-------------------------------------|--------|----------|--------|----------------------|--------------------------|--|
| Stiege 4 | | | | | | | | | | | | |
| 76563 | 5 | 1. Etage | 3 | NO | 79,18 | 86,82 | 15,28 | | | € 6.663,21 | € 578.500 | € 532.220 |
| 76564 | 6 | 1. Etage | 3 | NW | 65,86 | 73,51 | 15,30 | | | € 6.522,92 | € 479.500 | € 441.140 |
| 76565 | 7 | 1. Etage | 2 | W | 46,83 | 51,37 | 9,08 | | | € 6.603,08 | € 339.200 | € 312.064 |
| 76567 | 9 | 1. Etage | 2 | SO | 53,40 | 64,35 | 21,90 | | | € 6.083,92 | € 391.500 | € 360.180 |
| 76570 | 12 | 2. Etage | 3 | NW | 65,86 | 73,51 | 15,30 | | | € 7.107,88 | € 522.500 | € 480.700 |
| 76571 | 13 | 2. Etage | 2 | W | 46,89 | 51,43 | 9,08 | | | € 7.184,52 | € 369.500 | € 339.940 |
| 76572 | 14 | 2. Etage | 3 | SW | 73,00 | 80,46 | 14,91 | | | € 7.277,36 | € 585.500 | € 538.660 |
| 76573 | 15 | 2. Etage | 2 | SO | 53,40 | 64,35 | 21,90 | | | € 6.616,94 | € 425.800 | € 391.736 |
| 76574 | 16 | 2. Etage | 1,5 | O | 36,76 | 41,30 | 9,07 | | | € 7.020,22 | € 289.900 | € 266.708 |
| 76575 | 17 | 3. Etage | 3 | NO | 79,18 | 86,82 | 15,28 | | | € 7.777,01 | € 675.200 | € 621.184 |
| 76576 | 18 | 3. Etage | 3 | NW | 65,86 | 73,51 | 15,30 | | | € 7.486,06 | € 550.300 | € 506.276 |
| 76577 | 19 | 3. Etage | 2 | W | 46,83 | 51,37 | 9,08 | | | € 7.720,46 | € 396.600 | € 364.872 |
| 76578 | 20 | 3. Etage | 3 | SW | 73,00 | 80,46 | 14,91 | | | € 7.779,50 | € 625.900 | € 575.828 |
| 76579 | 21 | 3. Etage | 2 | SO | 53,40 | 64,39 | 21,98 | | | € 7.070,97 | € 455.300 | € 418.876 |
| 76580 | 22 | 3. Etage | 1,5 | O | 36,76 | 41,33 | 9,14 | | | € 7.532,06 | € 311.300 | € 286.396 |
| 76581 | 23 | 4. Etage | 3 | NO | 79,18 | 86,82 | 15,28 | | | € 8.485,37 | € 736.700 | € 677.764 |
| 76582 | 24 | 4. Etage | 3 | NW | 65,84 | 73,49 | 15,30 | | | € 8.163,02 | € 599.900 | € 551.908 |
| 76583 | 25 | 4. Etage | 2 | W | 46,83 | 51,37 | 9,08 | | | € 8.376,48 | € 430.300 | € 395.876 |
| 76584 | 26 | 4. Etage | 3 | SW | 73,00 | 80,46 | 14,91 | | | € 8.450,69 | € 679.900 | € 625.508 |
| 76585 | 27 | 4. Etage | 2 | SO | 53,40 | 64,35 | 21,90 | | | € 7.701,63 | € 495.600 | € 455.952 |
| 76586 | 28 | 4. Etage | 1,5 | O | 36,76 | 41,30 | 9,07 | | | € 8.231,02 | € 339.900 | € 312.708 |
| 76587 | 29 | 1. DG | 4 | W | 92,45 | 129,56 | | 74,23 | | € 7.698,84 | € 997.500 | € 917.700 |
| 76588 | 30 | 1. DG | 3 | W | 82,16 | 125,72 | | 87,11 | | € 7.357,91 | € 925.000 | € 851.000 |
| Stiege 5 | | | | | | | | | | | | |
| 76589 | 1 | EG | 3 | NW | 69,97 | 89,04 | | 28,79 | 46,72 | € 5.430,33 | € 483.500 | € 444.820 |

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|-------------------|---------|----------|--------|-------------|--------------------------------|-------------------------------------|--------|----------|--------|----------------------|--------------------------|--|
| Stiege 5 | | | | | | | | | | | | |
| 76593 | 5 | EG | 3 | SW | 69,97 | 88,24 | | 28,79 | 38,78 | € 5.551,72 | € 489.900 | € 450.708 |
| 76594 | 6 | EG | 2 | W | 48,55 | 57,95 | | 15,72 | 15,40 | € 6.160,48 | € 357.000 | € 328.440 |
| 76595 | 7 | 1. Etage | 3 | NW | 74,93 | 81,44 | 13,01 | | | € 6.638,42 | € 540.600 | € 497.352 |
| 76596 | 8 | 1. Etage | 2 | NO | 52,41 | 58,06 | 11,31 | | | € 6.604,67 | € 383.500 | € 352.820 |
| 76597 | 9 | 1. Etage | 2 | O | 47,16 | 50,22 | 6,13 | | | € 6.835,24 | € 343.300 | € 315.836 |
| 76599 | 11 | 1. Etage | 2 | SO | 52,58 | 57,28 | 9,41 | | | € 6.956,45 | € 398.500 | € 366.620 |
| 76602 | 14 | 2. Etage | 3 | NW | 74,97 | 81,48 | 13,01 | | | € 7.690,70 | € 626.600 | € 576.472 |
| 76603 | 15 | 2. Etage | 2 | NO | 52,41 | 58,06 | 11,31 | | | € 7.605,27 | € 441.600 | € 406.272 |
| 76604 | 16 | 2. Etage | 2 | O | 47,16 | 50,22 | 6,13 | | | € 7.840,72 | € 393.800 | € 362.296 |
| 76605 | 17 | 2. Etage | 2 | O | 39,13 | 42,21 | 6,15 | | | € 7.816,61 | € 329.900 | € 303.508 |
| 76606 | 18 | 2. Etage | 2 | SO | 52,59 | 57,30 | 9,41 | | | € 7.969,28 | € 456.600 | € 420.072 |
| 76608 | 20 | 2. Etage | 2 | W | 52,39 | 55,90 | 7,01 | | | € 7.637,53 | € 426.900 | € 392.748 |
| 76609 | 21 | 3. Etage | 3 | NW | 74,97 | 81,48 | 13,01 | | | € 8.699,60 | € 708.800 | € 652.096 |
| 76610 | 22 | 3. Etage | 2 | NO | 52,42 | 58,08 | 11,31 | | | € 8.606,11 | € 499.800 | € 459.816 |
| 76611 | 23 | 3. Etage | 2 | O | 47,16 | 50,22 | 6,13 | | | € 8.808,36 | € 442.400 | € 407.008 |
| 76612 | 24 | 3. Etage | 2 | O | 39,13 | 42,21 | 6,15 | | | € 8.856,77 | € 373.800 | € 343.896 |
| 76613 | 25 | 3. Etage | 2 | SO | 52,59 | 57,30 | 9,41 | | | € 9.187,54 | € 526.400 | € 484.288 |
| 76614 | 26 | 3. Etage | 3 | SW | 74,97 | 81,48 | 13,01 | | | € 9.199,14 | € 749.500 | € 689.540 |
| 76615 | 27 | 3. Etage | 2 | W | 52,39 | 55,90 | 7,01 | | | € 8.923,88 | € 498.800 | € 458.896 |
| Stiege 6 | | | | | | | | | | | | |
| 76621 | 6 | 1. Etage | 4 | SO | 82,37 | 91,62 | 18,50 | | | € 6.546,61 | € 599.800 | € 551.816 |
| 76622 | 7 | 1. Etage | 3 | SW | 59,80 | 67,26 | 14,91 | | | € 6.582,41 | € 442.700 | € 407.284 |
| 76624 | 9 | 1. Etage | 2 | NW | 52,03 | 58,29 | 12,52 | | | € 6.496,83 | € 378.700 | € 348.404 |
| 76627 | 12 | 2. Etage | 3 | SW | 59,82 | 67,28 | 14,91 | | | € 7.170,57 | € 482.400 | € 443.808 |
| 76628 | 13 | 2. Etage | 2 | W | 41,33 | 47,59 | 12,52 | | | € 7.142,26 | € 339.900 | € 312.708 |

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|-------------------|---------|----------|--------|-------------|--------------------------------|-------------------------------------|--------|----------|--------|----------------------|--------------------------|--|
| Stiege 6 | | | | | | | | | | | | |
| 76629 | 14 | 2. Etage | 2 | NW | 52,03 | 58,29 | 12,52 | | | € 6.860,52 | € 399.900 | € 367.908 |
| 76631 | 16 | 3. Etage | 4 | SO | 82,43 | 91,68 | 18,50 | | | € 7.626,53 | € 699.200 | € 643.264 |
| 76632 | 17 | 3. Etage | 3 | SW | 59,82 | 67,28 | 14,91 | | | € 7.759,20 | € 522.000 | € 480.240 |
| 76633 | 18 | 3. Etage | 2 | W | 41,33 | 47,59 | 12,52 | | | € 7.638,16 | € 363.500 | € 334.420 |
| 76634 | 19 | 3. Etage | 2 | NW | 52,03 | 58,29 | 12,52 | | | € 7.579,34 | € 441.800 | € 406.456 |
| 76635 | 20 | 3. Etage | 3 | NO | 78,64 | 87,65 | 18,02 | | | € 7.526,53 | € 659.700 | € 606.924 |
| 76636 | 21 | 4. Etage | 4 | SO | 82,43 | 91,68 | 18,50 | | | € 8.386,78 | € 768.900 | € 707.388 |
| 76637 | 22 | 4. Etage | 3 | SW | 59,80 | 67,26 | 14,91 | | | € 8.356,26 | € 562.000 | € 517.040 |
| 76638 | 23 | 4. Etage | 2 | W | 41,33 | 47,59 | 12,52 | | | € 8.321,08 | € 396.000 | € 364.320 |
| 76639 | 24 | 4. Etage | 2 | NW | 52,03 | 58,29 | 12,52 | | | € 8.269 | € 482.000 | € 443.440 |
| 76640 | 25 | 4. Etage | 3 | NO | 78,64 | 87,65 | 18,02 | | | € 7.963,49 | € 698.000 | € 642.160 |
| Stiege 7 | | | | | | | | | | | | |
| 76646 | 5 | 1. Etage | 3 | SO | 67,52 | 72,96 | 10,88 | | | € 6.850,33 | € 499.800 | € 459.816 |
| 76647 | 6 | 1. Etage | 2 | S | 46,58 | 50,55 | 7,94 | | | € 6.801,19 | € 343.800 | € 316.296 |
| 76648 | 7 | 1. Etage | 2 | SW | 58,07 | 64,09 | 12,04 | | | € 6.787,33 | € 435.000 | € 400.200 |
| 76650 | 9 | 2. Etage | 3 | NO | 72,45 | 77,08 | 9,26 | | | € 7.031,66 | € 542.000 | € 498.640 |
| 76651 | 10 | 2. Etage | 3 | SO | 67,51 | 72,95 | 10,88 | | | € 7.476,35 | € 545.400 | € 501.768 |
| 76652 | 11 | 2. Etage | 2 | S | 46,58 | 50,55 | 7,94 | | | € 7.390,70 | € 373.600 | € 343.712 |
| 76653 | 12 | 2. Etage | 2 | SW | 58,07 | 64,09 | 12,04 | | | € 7.378,69 | € 472.900 | € 435.068 |
| 76654 | 13 | 2. Etage | 4 | NW | 87,22 | 93,40 | 12,35 | | | € 7.112,80 | € 664.300 | € 611.156 |
| 76656 | 15 | 3. Etage | 3 | SO | 67,52 | 72,96 | 10,88 | | | € 7.981,09 | € 582.300 | € 535.716 |
| 76657 | 16 | 3. Etage | 2 | S | 46,63 | 50,60 | 7,94 | | | € 7.778,66 | € 393.600 | € 362.112 |
| 76659 | 18 | 3. Etage | 4 | NW | 87,22 | 93,40 | 12,35 | | | € 7.487,55 | € 699.300 | € 643.356 |
| 76660 | 19 | 4. Etage | 3 | NO | 72,45 | 77,08 | 9,26 | | | € 8.339,39 | € 642.800 | € 591.376 |
| 76661 | 20 | 4. Etage | 3 | SO | 67,51 | 72,95 | 10,88 | | | € 8.790,95 | € 641.300 | € 589.996 |

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|-------------------|---------|----------|--------|-------------|--------------------------------|-------------------------------------|--------|----------|--------|----------------------|--------------------------|--|
| Stiege 7 | | | | | | | | | | | | |
| 76662 | 21 | 4. Etage | 2 | S | 46,58 | 50,55 | 7,94 | | | € 8.672,60 | € 438.400 | € 403.328 |
| 76663 | 22 | 4. Etage | 2 | SW | 58,07 | 64,09 | 12,04 | | | € 8.559,84 | € 548.600 | € 504.712 |
| 76664 | 23 | 4. Etage | 4 | NW | 87,22 | 93,40 | 12,35 | | | € 8.396,60 | € 784.200 | € 721.464 |
| 76665 | 24 | 1. DG | 4 | SO | 166,65 | 216,98 | | 100,66 | | € 8.065,26 | € 1.750.000 | € 1.610.000 |
| Stiege 8 | | | | | | | | | | | | |
| 76673 | 8 | 1. Etage | 2 | NW | 52,06 | 58,32 | 12,52 | | | € 6.591,22 | € 384.400 | € 353.648 |
| 76676 | 11 | 2. Etage | 3 | SW | 59,85 | 67,30 | 14,91 | | | € 7.755,74 | € 522.000 | € 480.240 |
| 76678 | 13 | 2. Etage | 2 | NW | 52,06 | 58,32 | 12,52 | | | € 7.475,99 | € 436.000 | € 401.120 |
| 76680 | 15 | 3. Etage | 4 | SO | 82,43 | 91,68 | 18,50 | | | € 7.997,38 | € 733.200 | € 735.724 |
| 76683 | 18 | 3. Etage | 2 | NW | 52,06 | 58,32 | 12,52 | | | € 8.559,67 | € 499.200 | € 459.264 |
| 76684 | 19 | 3. Etage | 3 | NO | 78,40 | 87,41 | 18,02 | | | € 8.528,77 | € 745.500 | € 685.860 |

Provisionsfrei für den Käufer!

Fertigstellung voraussichtlich Herbst 2026

Ein Garagenstellplatz kann um € 34.500,- angekauft werden.

Die monatlichen Betriebskosten werden von der zuständigen Hausverwaltung nachgereicht.