

Wien

## Split-level apartment in the 1st district

*Property ID: 20213440142*



**PURCHASE PRICE: 1.609.000 EUR • LIVING SPACE: ca. 97 m<sup>2</sup> • ROOMS: 2**

**Property ID: 20213440142 - 1010 Wien**

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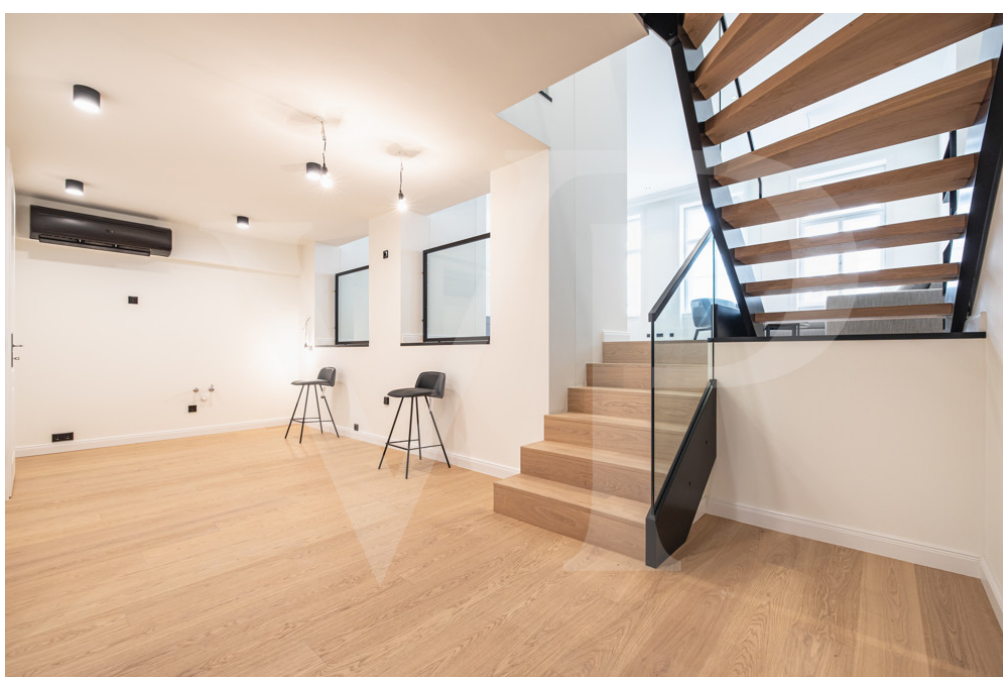
**Property ID: 20213440142 - 1010 Wien**

## At a glance

|              |             |                |               |
|--------------|-------------|----------------|---------------|
| Property ID  | 20213440142 | Purchase Price | 1.609.000 EUR |
| Living Space | ca. 97 m²   | Type           | Apartment     |
| Rooms        | 2           | Commission     | 3% + 20% Ust  |
| Bedrooms     | 1           |                |               |
| Bathrooms    | 1           |                |               |

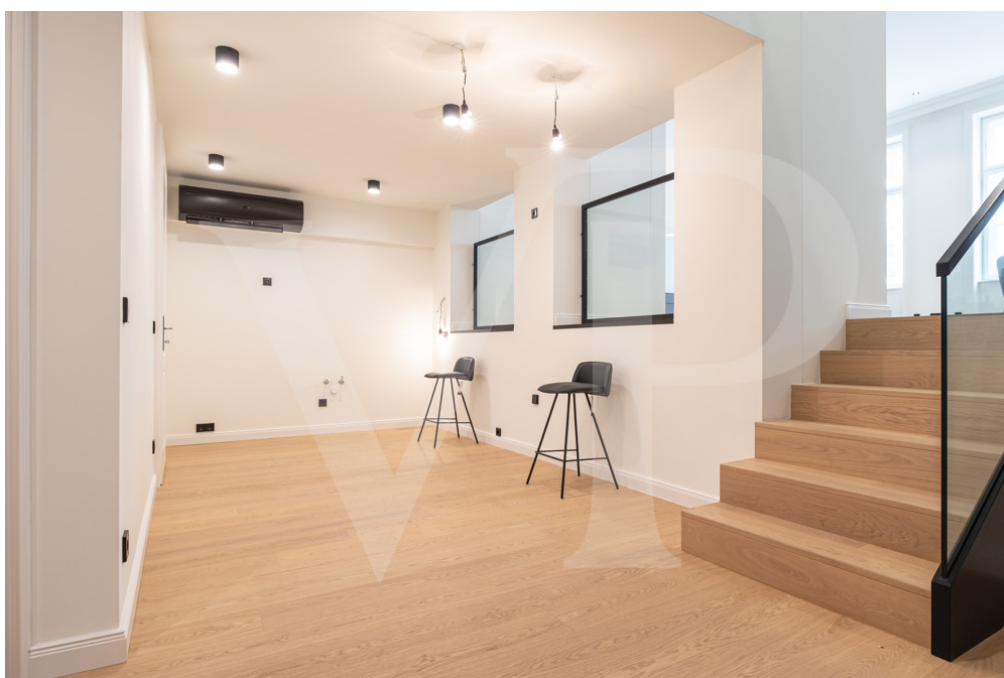
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## The property



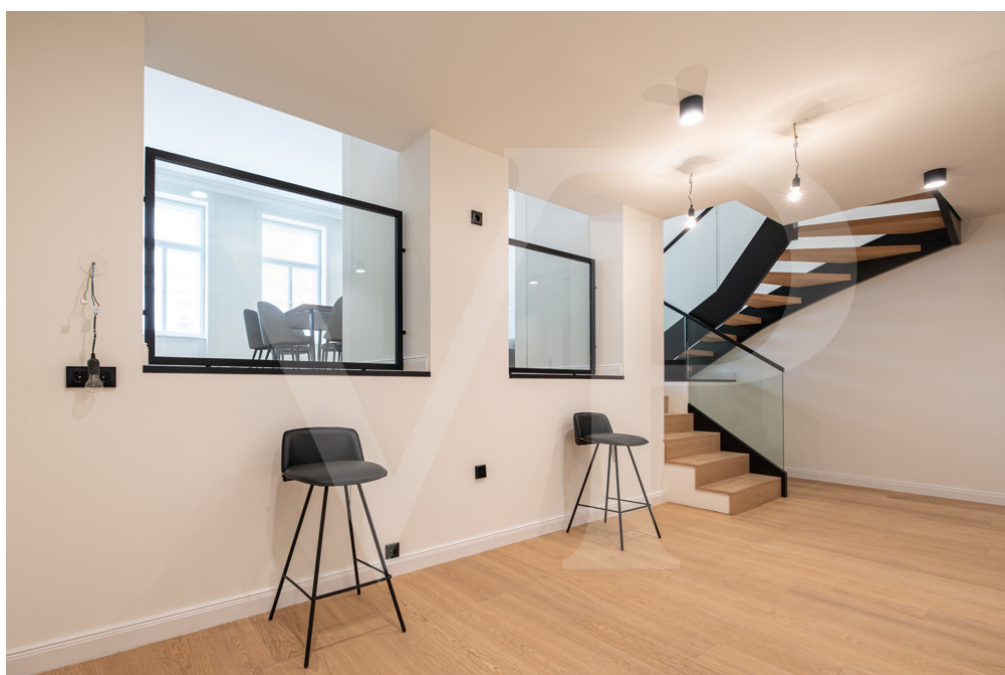
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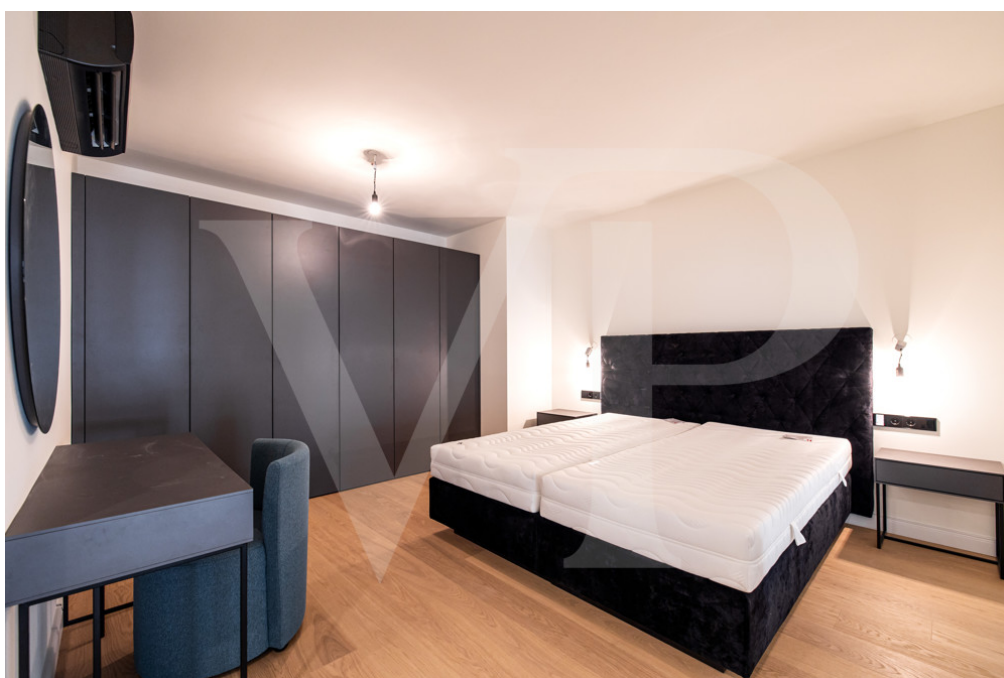
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## The property



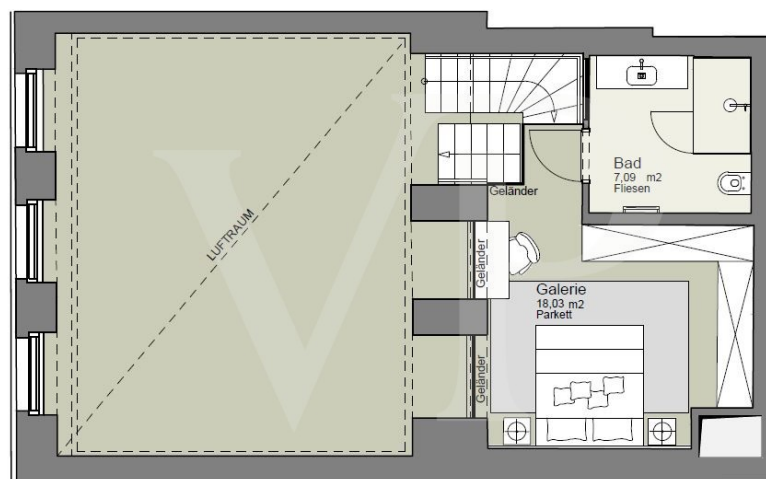
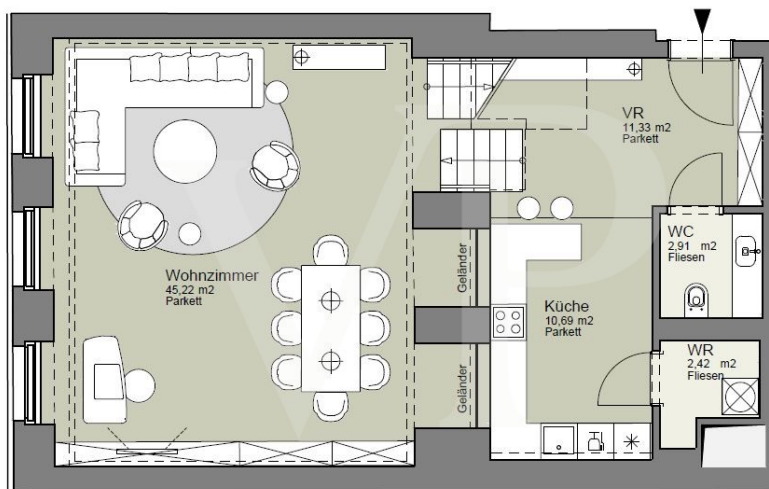
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This exceptional apartment with exclusive features is located on the 4th floor (accessible by elevator) of a modern building in the textile district of Vienna's 1st district. Upon entering, you'll be immediately impressed by the highest quality finishes, including premium materials and state-of-the-art technology, as well as a unique living experience created by the generous ceiling heights. The apartment is accessed through a spacious foyer with ample storage space. On this level, you'll also find the open-plan kitchen with a practical utility room and a guest WC. The heart of the apartment is the magnificent 45 m<sup>2</sup> living room with large windows and high ceilings. The master suite, comprising a bathroom and bedroom, awaits you on the gallery level. Let yourself be captivated by the charm of this gem during a no-obligation viewing. Should you require additional space for guests or staff, further units are available in the same building.

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## **Details of amenities**

- Exklusiver Erstbezug
- 97,7 m<sup>2</sup> Wohnfläche
- 45 m<sup>2</sup> Wohnraum mit hoher Decke
- Schlafzimmer mit Bad en Suite
- Küche mit angeschlossenem Wirtschaftsraum
- im Erdgeschoß Spa und Pool sowie Fitnessbereich
- Conciergeservice
- höchste Ausstattungsqualität
- Klimatisierung
- Smart-Home-System

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## All about the location

- Nähe Rudolfsplatz
- U2 und U4 Schottenring in drei Gehminuten
- Tram 1,2, 31

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## Contact partner

**For further information, please contact your contact person:**

**Herten Immobilien GmbH**

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*To the Disclaimer of von Poll Immobilien GmbH*

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