

Wien, Döbling – Wien

Sunny top-floor apartment in a green area of Döbling with two terraces

Property ID: 2023344099



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PURCHASE PRICE: 560.000 EUR • LIVING SPACE: ca. 76 m² • ROOMS: 2

Property ID: 2023344099 - 1190 Wien, Döbling – Wien

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At a glance

Property ID	2023344099
Living Space	ca. 76 m²
Rooms	2
Bedrooms	1
Bathrooms	2

Purchase Price	560.000 EUR
Commission	3 % plus UST
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	D
Energy certificate valid until	03.05.2031	Year of construction according to energy certificate	1972
Power Source	Gas		

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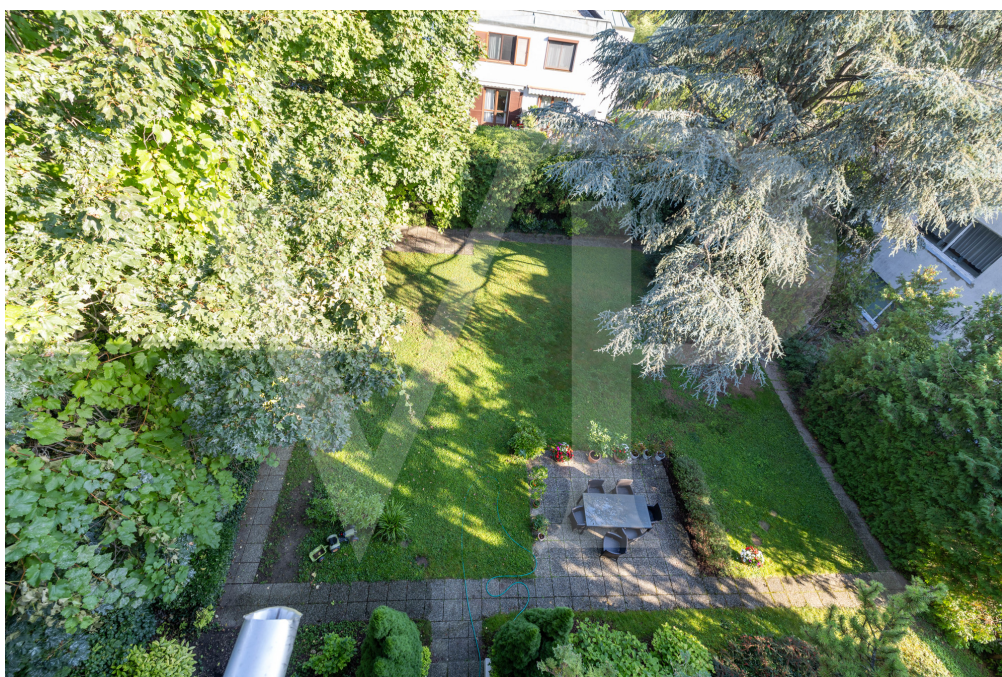
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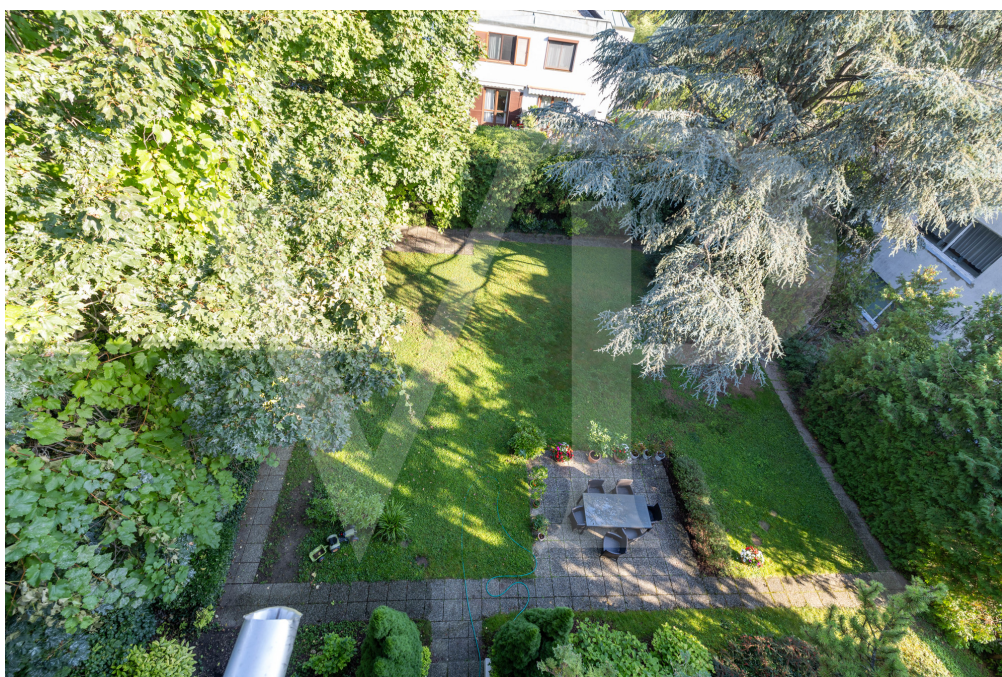
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Floor plans



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 beautiful two-room penthouse apartment, with no sloping ceilings, boasts two terraces and a prime location. All rooms are accessible from the central entrance hall, and each has access to one of the two terraces. The master bedroom opens onto a north-facing terrace overlooking the well-maintained and completely tranquil communal garden, which is freely accessible to all and offers peace and relaxation. The bathroom, directly adjacent to the bedroom, features a bathtub, sink, and toilet. A glass block window provides ample natural light. The spacious living/dining room offers plenty of space for a dining area and a comfortable seating area. The wall of windows facing the south-facing terrace towards Iglaseegasse creates a bright and airy atmosphere. The entrance hall leads to the kitchen, which is fully equipped with appliances including a dishwasher, refrigerator/freezer, and a gas stove. The gas boiler is also located here. Since the kitchen is directly adjacent to the living room, separated by a non-load-bearing wall, this wall could easily be removed to create an open-plan kitchen within the living room. The second bathroom, accessible from the entrance hall, does not have a bathtub but includes a shower, sink, and toilet. A storage room, also accessible from the entrance hall, offers ample storage space. Both terraces provide plenty of room for a dining area and/or sun loungers, measuring 4.98 m² and 7.14 m² respectively. Sun or shade from morning till night – the choice is yours! A cellar compartment and access to the communal garden perfectly complement the offering. An apartment with potential and character in a very desirable location in Döbling!

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Details of amenities

- 2 Zimmer
- Küche in einem extra Raum
- 2 Bäder- ein Bad mit Dusche und WC, ein Bad mit Badewanne und WC
- 2 Terrassen - nord- und südseitig mit einer Größe von 4,98 m2 und 7,14 m2
- Kellerabteil

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All about the location

Die Wohnung befindet sich in einer ruhigen Straße zwischen Grinzinger Allee und Silbergasse. Das Zentrum von Sievering ist nur wenige Gehminuten entfernt und bietet Einkaufsmöglichkeiten sowie eine reiche Anzahl an Gastronomie, Ärzten, Banken sowie die Obkirchergasse mit Boutiquen, Bäckern und dem Sonnbergmarkt mit frischem Obst und Gemüse!

Die Straßenbahnlinie 38 Richtung Schottentor und die S 45 sind in Fußnähe. Die U-Bahn U4 ist ebenfalls nahe und die Autobahnauffahrt ebenfalls.

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Contact partner

For further information, please contact your contact person:

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