

Wien, Innere Stadt

## City jewel in the textile district

Property ID: 20243442020



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PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 69,01 m<sup>2</sup> • ROOMS: 2

Property ID: 20243442020 - 1010 Wien, Innere Stadt

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## At a glance

|                      |                                 |
|----------------------|---------------------------------|
| Property ID          | 20243442020                     |
| Living Space         | ca. 69,01 m <sup>2</sup>        |
| Floor                | 4                               |
| Rooms                | 2                               |
| Bedrooms             | 1                               |
| Bathrooms            | 1                               |
| Year of construction | 2017                            |
| Type of parking      | 1 x Duplex, 95000<br>EUR (Sale) |

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Purchase Price | 895.000 EUR                                                    |
| Commission     | 3% + 20% Ust                                                   |
| Equipment      | Guest WC, Garden /<br>shared use, Built-in<br>kitchen, Balcony |

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## Energy Data

|                    |                                                                                         |                      |      |
|--------------------|-----------------------------------------------------------------------------------------|----------------------|------|
| Type of heating    | District heating                                                                        | Year of construction | 2017 |
| Power Source       | District heating                                                                        | according to energy  |      |
| Energy information | At the time of<br>preparing the<br>document, no energy<br>certificate was<br>available. | certificate          |      |

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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

One of the most beautiful city apartments in the 1st district is now for sale. If you're looking for a haven of peace and relaxation in one of the city's most beautiful buildings, look no further. Whether you're a single or couple, a second home, or a holiday residence, this apartment leaves nothing to be desired. The historic facade serves primarily as a backdrop for an original new-build concept within, guaranteeing contemporary living at a remarkable level. A truly modern apartment experience. In addition to a verdant courtyard, gardens, terraces, and loggias define the overall ambiance. The apartments open generously to the outdoors. A high standard of design and materials lends the apartment its exceptional character. Perfect for discerning cosmopolitans seeking a harmonious blend of old and new. Air conditioning, smart home technology, and a Class 3 security door are just a few of the high-quality features. The apartment comprises an open-plan kitchen/living room with direct access to the balcony overlooking the green courtyard, and a spacious bedroom with a walk-in closet. A comfortable bathroom with a walk-in shower, bathtub, and double vanity, a separate toilet, and an entrance area with a wardrobe complete the living space. The apartment is offered unfurnished, with the exception of the kitchen and bathroom fixtures. However, all furnishings can be purchased for an additional fee. A parking space in the building's underground garage is also available for purchase for €95,000. The apartment comprises 63.24 m<sup>2</sup> of living space and 5.80 m<sup>2</sup> of outdoor space. A cellar storage unit is also included.

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## All about the location

Inmitten des historischen Textilviertels, in Wiens City gelegen, erfand sich ein Gründerzeitgebäude neu. Hier entstand eine urbane Heimat für Anspruchsvolle, die beweist, dass sich ein ruhiges Wohnumfeld und das pulsierende Flair der Innenstadt nicht ausschließen. Umgeben von gepflegten Straßen und kleinen Parks finden sich in unmittelbarer Nachbarschaft auch zahlreiche Bauwerke des Fin de Siècle, einer Blütezeit der Architektur in Wien. Hier lebt man gut und gerne.

- 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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