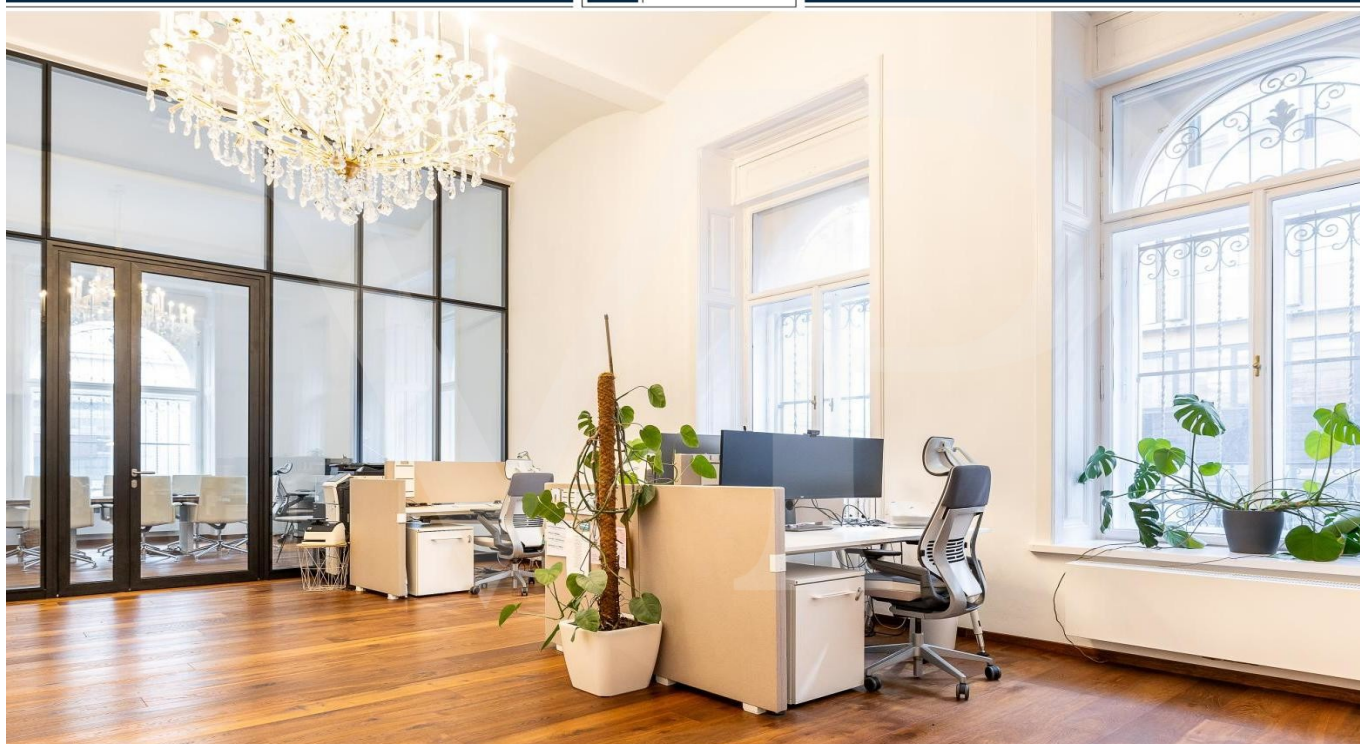


Wien, Innere Stadt – Wien

Prestigious office space in the heart of the stock exchange district

Property ID: 20243445121



PURCHASE PRICE: 2.600.000 EUR

Property ID: 20243445121 - 1010 Wien, Innere Stadt – Wien

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Property ID: 20243445121 - 1010 Wien, Innere Stadt – Wien

At a glance

Property ID	20243445121
Year of construction	1877

Purchase Price	2.600.000 EUR
Commission	3% des Kaufpreises zzgl. gesetzlicher USt
Total Space	ca. 162 m ²
Condition of property	Completely renovated

Property ID: 20243445121 - 1010 Wien, Innere Stadt – Wien

Energy Data

Energy Source	Remote	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.12.2025	Final Energy Demand	122.87 kWh/m²a
		Energy efficiency class	C
		Year of construction according to energy certificate	1877

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The property



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The property



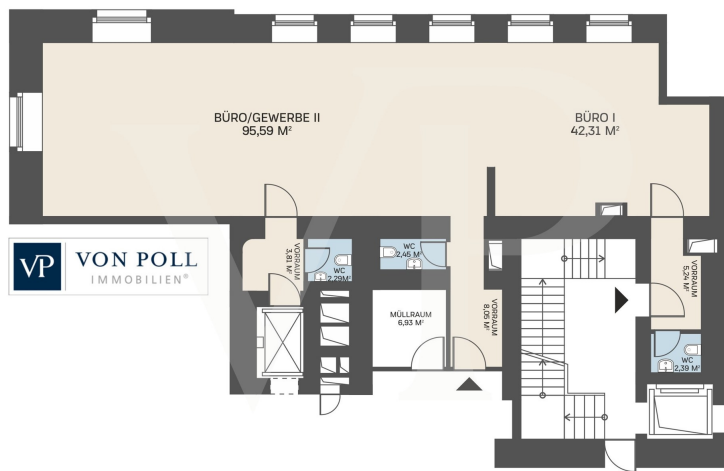
Property ID: 20243445121 - 1010 Wien, Innere Stadt – Wien

The property



Property ID: 20243445121 - 1010 Wien, Innere Stadt – Wien

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.

Property ID: 20243445121 - 1010 Wien, Innere Stadt – Wien

A first impression

Welcome to an exceptional office that uniquely blends history and modernity. These exclusive office spaces are located in the heart of Vienna's stock exchange district, one of the city's most sought-after addresses. Property description: On the raised ground floor of a magnificent building dating back to 1877, which has been meticulously renovated and restored, stylish elegance meets state-of-the-art comfort. Completely renovated in 2022, the office is in pristine condition with high-quality fixtures and fittings. The main room has been divided into two spaces by an elaborate glass partition, providing a separate office or meeting room. Connected by double doors, you will find the modern kitchen in a further spacious room that offers versatile usage options. Key Facts: ?Area: 162 m² ?Rooms: 3 spacious and bright rooms ?Sanitary Facilities: 2 modern WCs ?Kitchen: Fully equipped kitchen with a timeless design ?Flooring: High-quality real wood parquet flooring that adds elegance and warmth ?Heating/Cooling: Environmentally friendly district heating and cooling ensure a comfortable indoor climate year-round ?Additional Rooms: A practical storage room and a large cellar for extra storage space Location: The central location in Vienna's 1st district (1010) is unbeatable, offering excellent transport connections and a wide variety of restaurants and cultural venues in the immediate vicinity. The tranquility of the raised ground floor perfectly complements the vibrant city atmosphere. Conclusion: These office spaces offer a perfect balance of tradition and modernity. High-quality materials meet well-designed spatial concepts in a prime location. Experience this unique opportunity for yourself and shape your professional future in an environment that combines style and functionality. We are happy to provide further information or arrange a viewing appointment.

Property ID: 20243445121 - 1010 Wien, Innere Stadt – Wien

Contact partner

For further information, please contact your contact person:

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