

Wien, Favoriten – Wien

## 5-room apartment with two outdoor areas at Wienerberg

Property ID: 2025344504

FÜR SIE IN DEN BESTEN LAGEN



PURCHASE PRICE: 460.000 EUR • LIVING SPACE: ca. 106,77 m<sup>2</sup>

Property ID: 2025344504 - 1100 Wien, Favoriten – Wien

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## At a glance

Property ID	2025344504
Living Space	ca. 106,77 m <sup>2</sup>
Year of construction	1991

Purchase Price	460.000 EUR
Commission	3% + gesetzl. USt des Kaufpreises
Construction method	Solid
Usable Space	ca. 12 m <sup>2</sup>
Equipment	Terrace, Guest WC, Garden / shared use, Balcony

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	16.10.2028	Final Energy Demand	183.26 kWh/m²a
Power Source	Gas	Energy efficiency class	C
		Year of construction according to energy certificate	1991



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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 versatile 5-room apartment on the first floor boasts a quiet location directly adjacent to the Wienerberg recreational area, two attractive outdoor spaces, and a clear, functional layout with five separate rooms. The bright living area provides access to a spacious south-east facing loggia – ideal for breakfast or relaxing outdoors. At the other end of the apartment, a second, smaller loggia faces southwest – perfect for enjoying the afternoon and evening sun. All five rooms are accessible from the central hallway, allowing for maximum flexibility. An interior bathroom with a bathtub and shower, a separate WC, a storage room, and a large entrance hall complete the offering. The building also features a shared rooftop terrace with 360-degree views of the surrounding greenery. Layout: • Living room with access to the loggia (southeast-facing) • Kitchen • Second living room with access to the loggia (southwest-facing) • Three additional bedrooms or individually usable rooms • Bathroom with bathtub • Separate WC • Storage room • Entrance hall and hallway. The apartment is located directly adjacent to the Wienerberg recreational area – with walking paths, cycle routes, a golf course, a pond, and plenty of nature right on your doorstep. Despite the green surroundings, you benefit from excellent urban infrastructure: schools, kindergartens, shopping facilities, and public transport (bus, tram, and subsequently the S-Bahn and U1 subway lines) are just a few minutes away. Access by car via the Favoriten interchange is also ideal.

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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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