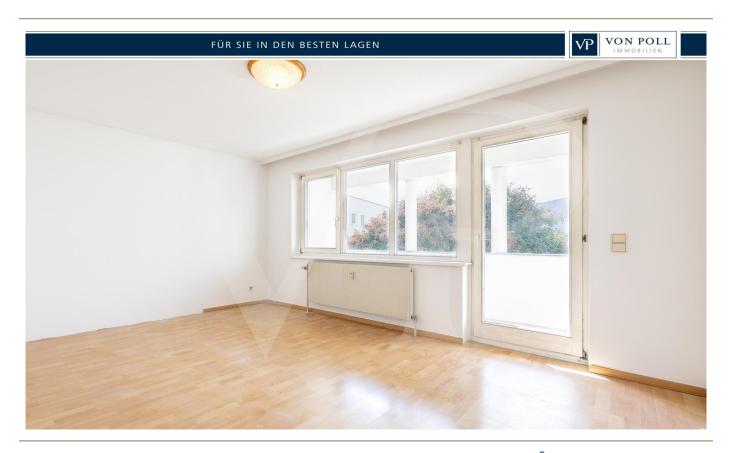


Wien, Favoriten - Wien

5-room apartment with two outdoor areas at Wienerberg

Property ID: 2025344504



PURCHASE PRICE: 460.000 EUR • LIVING SPACE: ca. 106,77 m²



At a glance

The property

Energy DataFloor plansA first impression

Contact partner



At a glance

Property ID	2025344504
Living Space	ca. 106,77 m²
Year of construction	1991

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



Energy Data

Energy Source	Gas
Energy certificate valid until	16.10.2028
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	183.26 kWh/m²a
Energy efficiency class	С
Year of construction according to energy certificate	1991



















































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.



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.



Contact partner

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