

Wien, Neubau

# New price: - First occupancy: Chic city apartment at Kaiserstraße 1070

Property ID: 2025344505



PURCHASE PRICE: 249.000 EUR • LIVING SPACE: ca. 31 m<sup>2</sup> • ROOMS: 2

Property ID: 2025344505 - 1070 Wien, Neubau

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: 2025344505 - 1070 Wien, Neubau

## At a glance

Property ID	2025344505	Purchase Price	249.000 EUR
Living Space	ca. 31 m²	Commission	3 % zzgl. gesetzl. USt
Rooms	2	Equipment	Guest WC
Bedrooms	1		
Bathrooms	1		

Property ID: 2025344505 - 1070 Wien, Neubau

## Energy Data

Type of heating	Underfloor heating
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: 2025344505 - 1070 Wien, Neubau

## The property



Property ID: 2025344505 - 1070 Wien, Neubau

## The property





Property ID: 2025344505 - 1070 Wien, Neubau

## The property



Property ID: 2025344505 - 1070 Wien, Neubau

## The property





Property ID: 2025344505 - 1070 Wien, Neubau

## The property



Property ID: 2025344505 - 1070 Wien, Neubau

## 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: 2025344505 - 1070 Wien, Neubau

## A first impression

This charming two-room apartment on the first floor of a period building has recently undergone extensive renovations and offers modern living comfort on approximately 31 square meters. The apartment boasts an optimal layout, high-quality materials, and exclusive furnishings. It is perfect for singles, couples, or as an investment property in one of Vienna's most sought-after areas. The apartment includes: Bright living area: A spacious room with kitchen connections and space for your individual interior design concept. Bedroom: A quiet room facing the courtyard. Bathroom: Newly tiled, with a modern shower and fixtures. Separate WC. Quiet courtyard location: All rooms face the courtyard, guaranteeing a peaceful atmosphere in the heart of the city. A cellar storage unit is also included. Features: Newly laid tiles in the bathroom and kitchen area; high-quality parquet flooring in the living room and bedroom; PVC windows for improved insulation and sound absorption; underfloor heating for comfortable warmth; elevator in the building. Location: The apartment is centrally located in the 7th district, just steps away from Mariahilfer Straße, Burggasse, and Neubaugasse – one of Vienna's trendiest neighborhoods. The area offers a diverse culinary scene, designer boutiques, flagship stores, and numerous museums, theaters, and cultural events in the Museum Quarter. Thanks to excellent public transport connections (U6, U3, U5, U6, U18, U48A), you can quickly reach all destinations in and around Vienna.

Property ID: 2025344505 - 1070 Wien, Neubau

## Contact partner

For further information, please contact your contact person:

Herten Immobilien GmbH

---

Marc-Aurel-Straße 3, A-1010 Vienna

Tel.: +43 1 532 25 50

E-Mail: [wien@von-poll.com](mailto:wien@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)