

Wien, Hietzing / Wien 13., Hietzing

Property development in Ober St. Veit

Property ID: 20253441032



PURCHASE PRICE: 1.990.000 EUR • LAND AREA: 645 m²

Property ID: 20253441032 - 1130 Wien, Hietzing / Wien 13., Hietzing

- **At a glance**
- **The property**
- **A first impression**
- **All about the location**
- **Contact partner**

Property ID: 20253441032 - 1130 Wien, Hietzing / Wien 13., Hietzing

At a glance

Property ID	20253441032	Purchase Price	1.990.000 EUR
		Objektart	Plot
		Commission	3% zzgl. UST

Property ID: 20253441032 - 1130 Wien, Hietzing / Wien 13., Hietzing

The property



Property ID: 20253441032 - 1130 Wien, Hietzing / Wien 13., Hietzing

A first impression

Owner-occupier, developer, or investor? All options are still open, and the foundation is ideally laid. This is a rare opportunity to make some final personal changes and then begin construction promptly. The project includes a valid demolition permit for the existing building, submitted and approved plans according to §70a of the Vienna Building Code, and the necessary permits for tree and plant protection. Whether you want to develop the project and hold it as an attractive investment, sell individual units as a developer, or pursue mixed-use development such as a medical practice, law firm, or office space, you have many options in a prime location. The current plans include one office unit of approximately 122 m². Nine apartments with two to three rooms, ranging in size from approximately 51 m² to 120 m², are also planned. Most units feature an outdoor space in the form of a loggia/balcony, terrace, or roof terrace. Five underground parking spaces complete the offering. Detailed floor plan: Office: 122.50 m² Living: 617.22 m² Ground floor terrace: 36.67 m² Roof terrace: 46.43 m² Loggia: 22.80 m² Balcony: 33.60 m² Underground garage: 5 spaces Let us inspire you with the possibilities of this property during a non-binding consultation or viewing appointment.

Property ID: 20253441032 - 1130 Wien, Hietzing / Wien 13., Hietzing

All about the location

Absolute Bestlage in unmittelbarer Nähe zur U4 Ober St.-Veit

Property ID: 20253441032 - 1130 Wien, Hietzing / Wien 13., Hietzing

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com