

Wien, Hietzing / Wien 13., Hietzing

# Property development in Ober St. Veit

Property ID: 20253441032



PURCHASE PRICE: 1.990.000 EUR • LAND AREA: 645 m<sup>2</sup>

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

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## At a glance

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

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## The property





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## 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 m<sup>2</sup>. Nine apartments with two to three rooms, ranging in size from approximately 51 m<sup>2</sup> to 120 m<sup>2</sup>, 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 m<sup>2</sup> Living: 617.22 m<sup>2</sup> Ground floor terrace: 36.67 m<sup>2</sup> Roof terrace: 46.43 m<sup>2</sup> Loggia: 22.80 m<sup>2</sup> Balcony: 33.60 m<sup>2</sup> Underground garage: 5 spaces Let us inspire you with the possibilities of this property during a non-binding consultation or viewing appointment.

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## All about the location

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



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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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