Wien, Favoriten

Spacious single/two-family house with garden and expansion potential in 1100 Vienna

Property ID: 20253445010



PURCHASE PRICE: 799.990 EUR • LIVING SPACE: ca. 121 m² • ROOMS: 5 • LAND AREA: 640 m²

Property ID: 20253445010 - 1100 Wien, Favoriten

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

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At a glance

Property ID	20253445010
Living Space	ca. 121 m²
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	2006

Purchase Price	799.990 EUR
House	Two-family house
Commission	3% zzgl. gesetzlicher USt
Construction method	Solid
Usable Space	ca. 19 m²
Equipment	Terrace, Guest WC, Swimming pool, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	29.08.2032
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	155.70 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	2005

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The property





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The property

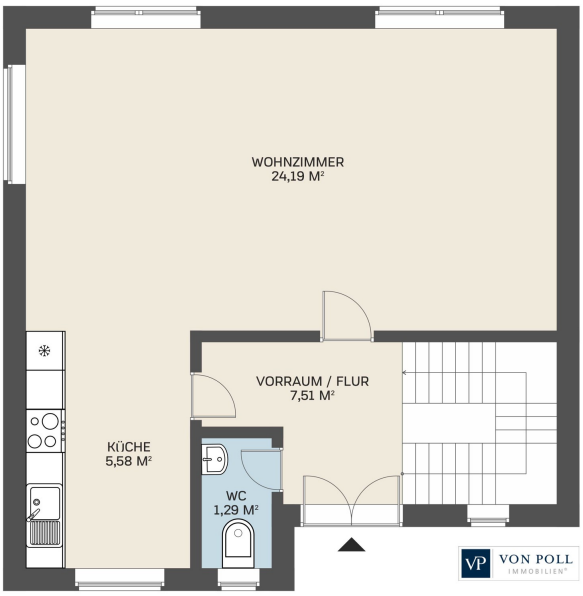


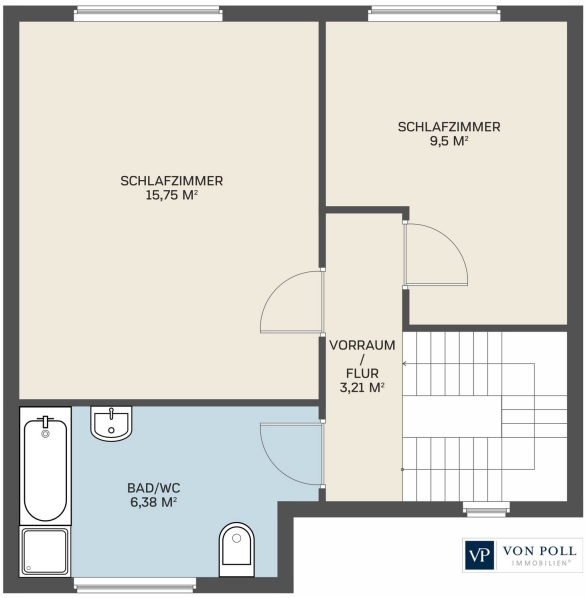


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Floor plans







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

The property comprises three plots of land with a total area of approximately 640 m² – including a separate building plot in the upper part of the garden, offering additional development potential. The house, built in 2006 using solid brick construction, extends over three floors. The living and usable area is approximately 140 m². The layout is divided into two fully-fledged residential units: The ground and first floors form a single, continuous main apartment, while the basement was designed from the outset as a separate unit with its own entrance. This lower apartment was used for private residential purposes for many years and is now flexibly suited, for example, for adult children, guests, an office, a home office – or even for rental. The garden extends over two levels and covers a total area of approximately 451 m². The lower level features a large, southwest-facing terrace accessible from the living area. The upper garden area is connected by a staircase and features a round pool (Ø 5.5 m) with a solar shower, as well as two garden sheds for tools and storage. This upper section also forms a separate building plot (approx. 260 m²) – ideal for expansion. The house boasts modern technical features: a Vaillant gas central heating system provides underfloor heating throughout the entire property, and both living units include fitted kitchens. Security is ensured by a wired alarm system with panic buttons, as well as insect screens and sunshades in all rooms. The current energy efficiency rating is C/D, and a conversion to a heat pump is possible – the necessary technical infrastructure is already in place. This property is ideal for families seeking spacious living in a tranquil setting – offering flexible use, sustainable construction, and development potential thanks to the three separate plots. In short: this property combines generous living with high flexibility, sophisticated technology, and an excellent location. Whether as a multi-generational home, a residence with rental potential, or a retreat for those who value both peace and quiet and convenient access – this property offers a multitude of lifestyle possibilities. Of particular note is the potential of the third plot, which allows for additional construction or expansion. Move in, feel at home, and benefit long-term – this house offers you not only a home but also space for future plans. A personal viewing is highly recommended, as the unique atmosphere of this location is best experienced firsthand.

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All about the location

Wohnen, wo die Stadt im Grünen endet
In ruhiger Lage am Nordhang des Laaer Berges, eingebettet in eine der grünsten Zonen des 10. Bezirks, befindet sich dieses gepflegte Ein- oder Zweifamilienhaus mit rund 640 m² Grundfläche auf drei Parzellen. Die unmittelbare Nähe zum Laaer Wald und die zahlreichen Freizeitmöglichkeiten – vom Böhmischen Prater bis hin zum Kurpark Oberlaa mit der Therme Wien – machen das Wohnen hier zu einem echten Naturerlebnis, ohne auf die Vorzüge städtischer Infrastruktur verzichten zu müssen. Diese einzigartige Verbindung von Stadtnähe und ländlicher Ruhe bildet den besonderen Charakter dieser Liegenschaft.

Die Umgebung zeichnet sich durch eine sehr gute Infrastruktur aus. Schulen, Kindergärten, Nahversorger, Drogerien, Apotheken und ärztliche Versorgung befinden sich im Umkreis von wenigen Gehminuten. Die Anbindung an den öffentlichen Verkehr ist hervorragend: Die S-Bahn-Station Grillgasse liegt nur ca. 450 Meter entfernt, ebenso die Buslinie 15A. Die U3-Station Enkplatz ist in unter 10 Minuten mit dem Fahrrad oder Bus erreichbar, und auch der Hauptbahnhof Wien ist nur rund 1,4 km entfernt. Wer dennoch lieber mit dem Auto unterwegs ist, profitiert von der Nähe zur A23 und S1 sowie von kurzen Wegen zum Flughafen Wien-Schwechat, sowie der Möglichkeit am eigenen Grundstück zu parken.

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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

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