

Wien, Neubau – Wien

High-quality renovated apartment in a classic building in a prime city center location

Property ID: 20253445013

FÜR SIE IN DEN BESTEN LAGEN



PURCHASE PRICE: 449.500 EUR • LIVING SPACE: ca. 49,55 m² • ROOMS: 2

Property ID: 20253445013 - 1070 Wien, Neubau – Wien

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At a glance

Property ID	20253445013
Living Space	ca. 49,55 m ²
Rooms	2
Bedrooms	1
Bathrooms	1

Purchase Price	449.500 EUR
Commission	3% des Kaufpreises zzgl. gesetzlicher USt
Construction method	Solid
Equipment	Built-in kitchen

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Energy Data

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

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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

This exclusive two-room apartment in a period building at Neustiftgasse 10 is a rare gem in the heart of Vienna – a light-filled, quiet city apartment that combines the charm of the Wilhelminian era with modern living standards. Built around 1900, the building exudes sophisticated elegance from the moment you step inside. Historical elements such as stucco details and the classic facade are reminiscent of Viennese architectural tradition. Following a comprehensive renovation in 2021, the apartment is in pristine condition. Since then, it has been used exclusively as a second home and occupied only very rarely, resulting in a property that is practically brand new – free of any signs of wear and tear and ready to move into. With a living area of approximately 50 m², the apartment boasts a well-designed layout: A spacious, open-plan living area offers ample space for living and dining, while the bedroom provides a tranquil retreat. Both rooms benefit from large windows that create an exceptionally bright and airy atmosphere. Thanks to its location on the 4th floor and its orientation towards the inner courtyard, you'll enjoy absolute peace and quiet here – a rare luxury in the heart of the city. The high-quality parquet flooring lends the rooms warmth, while the newly renovated, modern kitchen and tasteful bathroom add a clean, contemporary touch. Here, you don't have to compromise: you get the charm of a period building with all the amenities of modern living. This apartment is perfect for those who appreciate the vibrant city life right on their doorstep but also want to retreat to their own four walls to relax in light, peace, and comfort. It is ideal as a primary residence, a prestigious second home, or a sound investment. Kitchen: • High-quality, like-new fitted kitchen - Timeless design, optimal use of space Bathroom: • Stylishly renovated with modern sanitary ware - Elegant tiles, high-quality fixtures Flooring: • Elegant parquet flooring in the living areas - Easy-care, high-quality flooring in the bathroom and WC Windows: • Triple-glazed

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All about the location

Die Neustiftgasse zählt zu den spannendsten und begehrtesten Wohnadressen des 7. Bezirks. Sie verbindet den urbanen Puls der Stadt mit einem hohen Maß an Lebensqualität und profitiert von der unmittelbaren Nähe zum 1. Bezirk. In nur wenigen Gehminuten erreicht man das Volkstheater, das MuseumsQuartier sowie die beliebte Mariahilfer Straße mit ihren zahlreichen Einkaufsmöglichkeiten. Rund um die Neustiftgasse selbst prägen trendige Cafés, Restaurants, Bars und Boutiquen das Bild, die den besonderen Charme dieser Lage ausmachen. Auch kulturell bietet das Umfeld eine Fülle an Angeboten – vom Theater über Museen bis hin zu kleinen Galerien. Die öffentliche Verkehrsanbindung ist hervorragend: Mit U-Bahn, Straßenbahn und Buslinien gelangt man in kürzester Zeit in alle Teile Wiens, während viele Highlights der Innenstadt bequem zu Fuß erreichbar sind. Wer urbanes Wohnen mit Flair, Kultur und perfekter Infrastruktur schätzt, findet hier die ideale Adresse.

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Contact partner

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