

Wien, Josefstadt - Wien

# Dreamlike first occupancy in Strozzigasse

Property ID: 20253445014



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**PURCHASE PRICE: 598.000 EUR • LIVING SPACE: ca. 78 m<sup>2</sup> • ROOMS: 3**

**Property ID: 20253445014 - 1080 Wien, Josefstadt - Wien**

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## At a glance

Property ID	20253445014
Living Space	ca. 78 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1962

Purchase Price	598.000 EUR
Commission	3% des Kaufpreises zzgl. gesetzl. USt
Construction method	Solid
Equipment	Guest WC

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## Energy Data

Energy Source	<b>Gas</b>	Energy Certificate	<b>Energy demand certificate</b>
Energy certificate valid until	<b>03.09.2029</b>	Final Energy Demand	<b>216.10 kWh/m<sup>2</sup>a</b>
Power Source	<b>Gas</b>	Energy efficiency class	<b>D</b>
		Year of construction according to energy certificate	<b>1962</b>

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## The property



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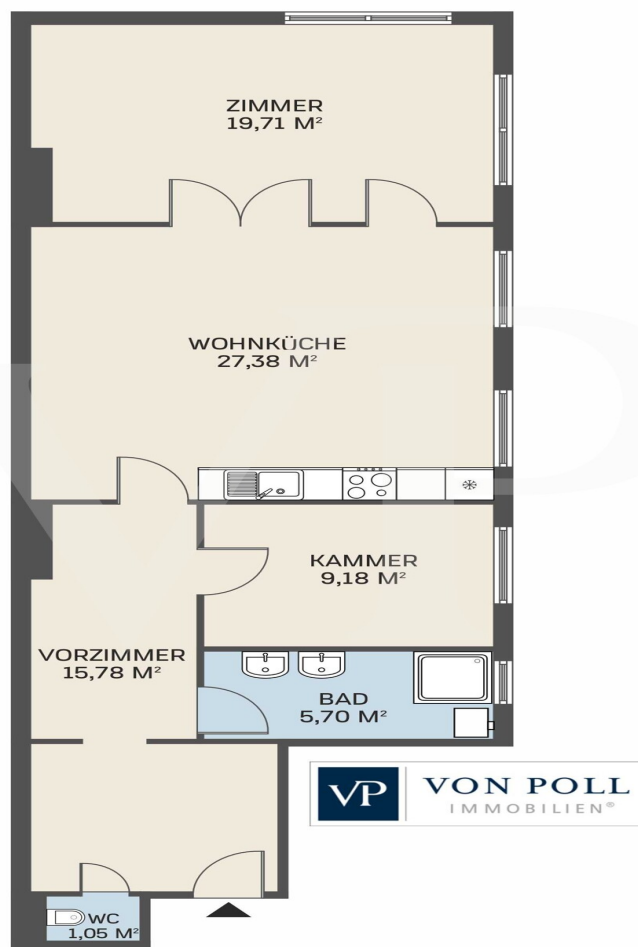
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## Floor plans



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 tastefully renovated 3-room apartment is located on Strozzigasse – in the heart of the sought-after 8th district, Josefstadt. The well-maintained building, dating from the 1960s, features an elevator and is just steps away from shops, cultural attractions, and parks. Completely modernized in 2023, the apartment is now available for first occupancy in pristine condition. Approximately 78 m<sup>2</sup> of living space comprises a spacious eat-in kitchen with high-quality cabinetry, two additional rooms, a stylishly appointed bathroom, a guest WC, and an inviting entrance hall. The exceptionally quiet courtyard location is a particular highlight: all windows overlook the sheltered courtyard, offering complete privacy and a relaxed living atmosphere – a rare luxury in a central urban location. The renovation encompassed all surfaces, flooring, windows, as well as the kitchen and bathroom. Modern fixtures, high-quality materials, and clean lines create a contemporary and inviting living experience that requires no further investment. Location and Infrastructure: The apartment on Strozzigasse boasts a central location in Vienna's popular 8th district, Josefstadt. A BILLA supermarket is located directly in the building, making everyday errands a breeze. Other local amenities such as Hofer, BIPA, bakeries, and a 24/7 convenience store are within easy walking distance. Transport Connections: Public transport is in the immediate vicinity: Tram line 46 is just a one-minute walk away, and bus 13A stops right outside, providing quick access to important shopping destinations and the main train station. Subway stations (U2 Rathaus, U3 Volkstheater, U6 Thaliastraße) are just a few minutes away on foot or by tram – ensuring optimal mobility. Leisure & Culture: Cultural enjoyment is right on your doorstep: The renowned Theater in der Josefstadt (390 m) is in the immediate vicinity, while the Volkstheater (610 m) and the Vienna State Opera (1.5 km) invite you to attend performances regularly. Green spaces such as the Volksgarten, Burggarten, and Rathauspark are within walking distance and offer perfect retreats in nature. Educational institutions: Ideal for families and students: The Center for Distance Learning is located directly in the building, while schools, high schools, and kindergartens are easily accessible. The Vienna Business School Hamerlingplatz and other educational institutions are just a few minutes' walk away. Conclusion: The apartment on Strozzigasse combines urban living with comprehensive infrastructure, excellent transport connections, cultural flair, and nearby recreational opportunities – a perfect location for discerning buyers who want to enjoy the advantages of Viennese city life in a prime location.**

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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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