

Wien, Margareten – Wien

Condominium with loggia

Property ID: 20253447017



PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 88,72 m² • ROOMS: 3

Property ID: 20253447017 - 1050 Wien, Margareten – Wien

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At a glance

Property ID	20253447017
Living Space	ca. 88,72 m ²
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1977

Purchase Price	395.000 EUR
Commission	3% zuzüglich 20% USt.
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 6 m ²
Equipment	Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	231.00 kWh/m²a
Energy certificate valid until	09.08.2032	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1977

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The property



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The property



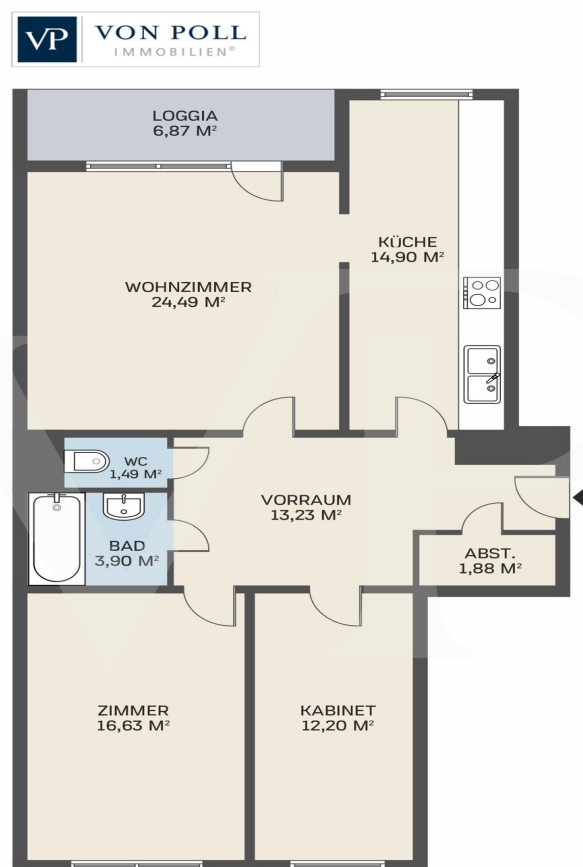
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The property



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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

This 3-room apartment in Vienna's 5th district, with a living area of approximately 89 m² plus a loggia of approximately 7 m², boasts centrally located rooms, two of which overlook the absolutely quiet and green inner courtyard. It is situated near the popular Einsiedlerpark and approximately a 450-meter walk from the U4 Margareten Gürtel subway station. Numerous shops for daily needs and supermarkets are within easy walking distance. The monthly service charge for 2025, €347.10 (gross), includes operating costs, heating, hot water, and the reserve fund. Living area: approx. 89 m² Loggia: approx. 7 m²

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Details of amenities

- Zimmer zentral begehbar
- Badzimmer mit Badewanne und Handwaschbecken
- separates WC
- Abstellraum
- Loggia
- Gegensprechanlage
- Sicherheitstüre
- Radabstellraum
- Waschküche

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Contact partner

For further information, please contact your contact person:

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