

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

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- Contact partner

Property ID: 20253447017 - 1050 Wien, Margareten – Wien

At a glance

Property ID	20253447017
Living Space	ca. 88,72 m²
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 m²
Equipment	Built-in kitchen, Balcony

Property ID: 20253447017 - 1050 Wien, Margareten – Wien

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

Property ID: 20253447017 - 1050 Wien, Margareten – Wien

The property



Property ID: 20253447017 - 1050 Wien, Margareten – Wien

The property



Property ID: 20253447017 - 1050 Wien, Margareten – Wien

The property



Property ID: 20253447017 - 1050 Wien, Margareten – Wien

The property



Property ID: 20253447017 - 1050 Wien, Margareten – Wien

The property



Property ID: 20253447017 - 1050 Wien, Margareten – Wien

The property



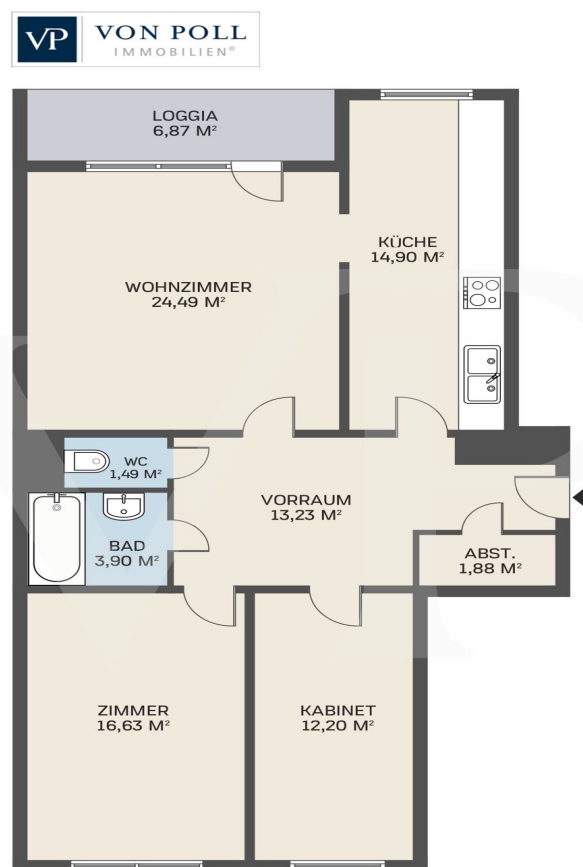
Property ID: 20253447017 - 1050 Wien, Margareten – Wien

The property



Property ID: 20253447017 - 1050 Wien, Margareten – Wien

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.

Property ID: 20253447017 - 1050 Wien, Margareten – Wien

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

Property ID: 20253447017 - 1050 Wien, Margareten – Wien

Details of amenities

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

Property ID: 20253447017 - 1050 Wien, Margareten – Wien

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com