

Wien, Brigittenau

## Apartment in a central location with a shared roof terrace

Property ID: 20253445017



PURCHASE PRICE: 280.000 EUR • LIVING SPACE: ca. 77,84 m<sup>2</sup> • ROOMS: 3

Property ID: 20253445017 - 1200 Wien, Brigittenau

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## At a glance

Property ID	20253445017
Living Space	ca. 77,84 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1900

Purchase Price	280.000 EUR
Commission	3% des Kaufpreises zzgl. gesetzl. USt
Equipment	Terrace, Guest WC, Built-in kitchen

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	16.03.2031	Final Energy Demand	161.90 kWh/m²a
Power Source	Gas	Energy efficiency class	C
		Year of construction according to energy certificate	1900

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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

With minor adjustments to the floor plan, this apartment can easily be converted into a 3-room apartment. The property is in need of renovation and therefore offers the ideal opportunity to realize your own living dreams or achieve a sustainable increase in value through renovation. The apartment also includes a cellar compartment and a spacious communal roof terrace. Layout: • a spacious entrance hall with ample room for a wardrobe or storage • bathroom with shower • separate WC • two large, bright rooms with versatile usage options • a generous kitchen offering enough space for a dining area and modern kitchen design. Special features: • attractive layout with plenty of design freedom • excellent basis for individual renovation • central location on Webergasse with good transport links. Location description: The apartment is located on Webergasse in Vienna's 20th district. This location combines urban living with excellent infrastructure and a high quality of life. Public transport / connections: Public transport connections are excellent: The Friedensbrücke subway station (U4) is just a few minutes' walk away (approx. 300m). Tram and bus lines are also in the immediate vicinity, providing quick connections to the city center and major transport hubs. The nearby Franz-Josefs-Bahnhof train station offers additional S-Bahn and regional train connections. Local amenities and infrastructure: Numerous supermarkets, shops for daily needs, cafés, and restaurants are within easy walking distance. Schools, kindergartens, and other educational institutions are also nearby. Medical care and pharmacies are easily accessible. Parks and green spaces: The Augarten park, within walking distance, offers opportunities for relaxation in nature, perfect for walks, sports, or simply enjoying the outdoors. Parking/transport: A short-term parking zone with corresponding resident regulations is in effect in the area. Underground parking spaces are also available nearby.

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## Contact partner

For further information, please contact your contact person:

Herten Immobilien GmbH

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