

Wien

Modern 2-room apartment in the 3rd district

Property ID: 20253447018



PURCHASE PRICE: 299.000 EUR • LIVING SPACE: ca. 60,87 m² • ROOMS: 2

Property ID: 20253447018 - 1030 Wien

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Contact partner**

Property ID: 20253447018 - 1030 Wien

At a glance

Property ID	20253447018
Living Space	ca. 60,87 m²
Available from	03.08.2026
Floor	4
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1971

Purchase Price	299.000 EUR
Type	Apartment
Commission	3% zuzüglich 20% USt.
Condition of property	Well-maintained
Construction method	Solid
Equipment	Built-in kitchen

Property ID: 20253447018 - 1030 Wien

Energy Data

Energy Source	Oil
Energy certificate valid until	03.11.2029
Power Source	Oil

Energy Certificate	Energy demand certificate
Final Energy Demand	196.91 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1971

Property ID: 20253447018 - 1030 Wien

The property



Property ID: 20253447018 - 1030 Wien

The property



Property ID: 20253447018 - 1030 Wien

The property



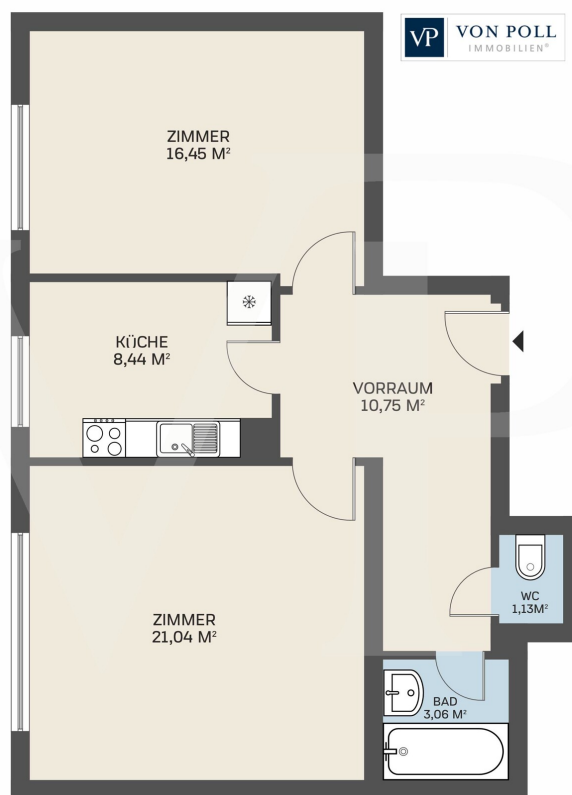
Property ID: 20253447018 - 1030 Wien

The property



Property ID: 20253447018 - 1030 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: 20253447018 - 1030 Wien

A first impression

Modern, bright, courtyard-facing 2-room apartment in Vienna's 3rd district – just 500 meters from the Landstraße Clinic and about 600 meters from the Botanical Garden at Belvedere Palace. This compact apartment is located in a well-maintained multi-family building and combines comfortable living with contemporary functionality. The property is situated on a quiet side street within an established residential area, offering a pleasant neighborhood and excellent transport links. With a total living area of approximately 60 square meters, you have two well-proportioned rooms at your disposal, which, thanks to a thoughtful floor plan, can be used in a variety of ways. The spacious living room is bright and offers ample space for cozy gatherings with family or guests. The separate kitchen is functionally designed, providing plenty of room for all your appliances and storage, making cooking and meal preparation a pleasure. The location is ideal due to its proximity to shops, schools, kindergartens, and public transport connections. Recreational opportunities and green spaces are also nearby, allowing you to enjoy all the advantages of urban living. The current monthly payment of €261.18 (gross) includes an advance payment of €45.66 for heating costs! The property details also include AI-generated images of the living room and bedroom!

Property ID: 20253447018 - 1030 Wien

Details of amenities

Alle Räume sind zentral begehbar, Zimmergrößen: Wohnzimmer 21m², Schlafzimmer 16m², Küche 8m²

Property ID: 20253447018 - 1030 Wien

All about the location

.....

Die Wohnung befindet sich zwischen den Einkaufstraßen der Landstraßer Hauptstraße und dem Rennweg mit vielen Geschäften für den täglichen Bedarf.

Öffentliche Verkehrsmittel wie die Straßenbahnlinie 71 am Rennweg, die Buslinie 77A in der Oberzellergasse bzw. die Buslinie 74A in der Landstraßer Hauptstraße sind bequem erreichbar. Ca. 9 min zur U3 Station Kardinal-Nagl-Park.

Property ID: 20253447018 - 1030 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