

Wien

## Modern 2-room apartment in the 3rd district

*Property ID: 20253447018*



**PURCHASE PRICE: 299.000 EUR • LIVING SPACE: ca. 60,87 m<sup>2</sup> • ROOMS: 2**

**Property ID: 20253447018 - 1030 Wien**

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## At a glance

Property ID	20253447018	Purchase Price	299.000 EUR
Living Space	ca. 60,87 m <sup>2</sup>	Commission	3% zuzüglich 20% USt.
Available from	27.04.2026	Condition of property	Well-maintained
Floor	4	Construction method	Solid
Rooms	2	Equipment	Built-in kitchen
Bedrooms	1		
Bathrooms	1		
Year of construction	1971		

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## Energy Data

Energy Source	<b>Oil</b>	Energy Certificate	<b>Energy demand certificate</b>
Energy certificate valid until	<b>03.11.2029</b>	Final Energy Demand	<b>196.91 kWh/m<sup>2</sup>a</b>
Power Source	<b>Oil</b>	Energy efficiency class	<b>D</b>
		Year of construction according to energy certificate	<b>1971</b>

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## The property



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## The property



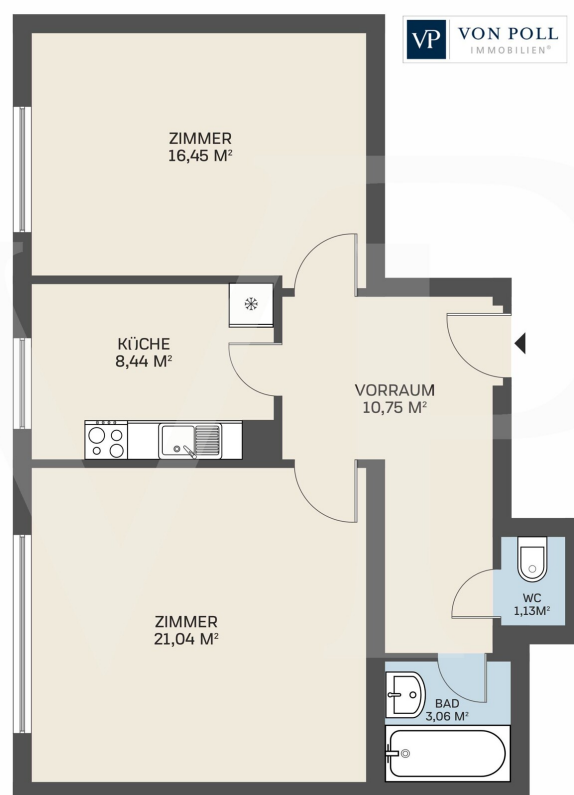
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## The property



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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**

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!

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## **Details of amenities**

**Alle Räume sind zentral begehbar, Zimmergrößen: Wohnzimmer 21m<sup>2</sup>, Schlafzimmer 16m<sup>2</sup>,  
Küche 8m<sup>2</sup>**

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## **All about the location**

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**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.**

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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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