

Wien, Mariahilf

# High-quality renovated period building in an excellent location

Property ID: 20253445061



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PURCHASE PRICE: 498.000 EUR • LIVING SPACE: ca. 61 m<sup>2</sup> • ROOMS: 3

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## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | 20253445061           |
| Living Space         | ca. 61 m <sup>2</sup> |
| Rooms                | 3                     |
| Bedrooms             | 2                     |
| Bathrooms            | 1                     |
| Year of construction | 1872                  |

|                     |                                     |
|---------------------|-------------------------------------|
| Purchase Price      | 498.000 EUR                         |
| Commission          | 3% zzgl. gesetzl. USt               |
| Construction method | Solid                               |
| Equipment           | Guest WC, Built-in kitchen, Balcony |

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## Energy Data

|                                |                    |                                                      |                           |
|--------------------------------|--------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Underfloor heating | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                | Final Energy Demand                                  | 141.00 kWh/m²a            |
| Energy certificate valid until | 20.07.2033         | Year of construction according to energy certificate | 1872                      |
| Power Source                   | Gas                |                                                      |                           |

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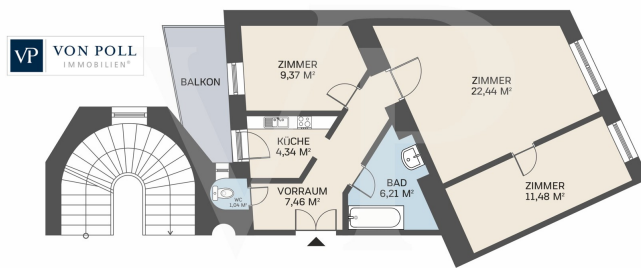
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## Floor plans



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 beautifully renovated apartment on the first floor of a well-maintained building in a prime location in Vienna's 6th district combines stylish living with modern comfort. The approximately 61 m<sup>2</sup> apartment has been comprehensively renovated with meticulous attention to detail and a strong focus on quality, leaving nothing to be desired. A particular highlight is the spacious balcony overlooking the quiet courtyard – an ideal retreat in the heart of the city. The combination of classic period charm and modern amenities makes this property a true residential gem, located in close proximity to the Haus des Meeres (House of the Sea) aquarium. Features at a glance: • Modern fitted kitchen with high-quality appliances • Oiled oak parquet flooring in the living areas • Elegant tiles and high-quality sanitary ware in the bathroom • Fully renovated, original box-type windows • Solid, stylish interior doors • Underfloor heating in the tiled areas • Security entrance door with Helason deadbolt • Quiet balcony of approx. 6 m<sup>2</sup> overlooking the green courtyard. Optional use of the elevator. Living area: approx. 61 m<sup>2</sup> Rooms: 3 Floor: 1st floor Outdoor areas: Balcony, approx. 6 m<sup>2</sup> Available: immediately Heating: Gas central heating Location: The apartment is located in one of the most sought-after residential areas of the 6th district, just a few minutes' walk from the Haus des Meeres (House of the Sea), Mariahilfer Straße, and the Naschmarkt. Excellent infrastructure, outstanding public transport connections, and numerous cafes, shops, and cultural institutions make this location particularly attractive.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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