

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 m² • ROOMS: 3

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At a glance

Property ID	20253445061	Purchase Price	498.000 EUR
Living Space	ca. 61 m ²	Commission	3% zzgl. gesetzl. USt
Rooms	3	Construction method	Solid
Bedrooms	2	Equipment	Guest WC, Built-in kitchen, Balcony
Bathrooms	1		
Year of construction	1872		

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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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The property



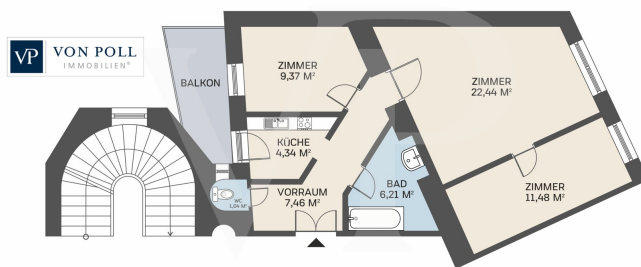
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The property



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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

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 m² 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 m² overlooking the green courtyard. Optional use of the elevator. Living area: approx. 61 m² Rooms: 3 Floor: 1st floor Outdoor areas: Balcony, approx. 6 m² 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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