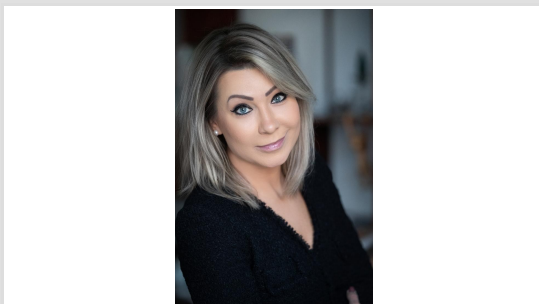


## CONTACT



### Maria Kohler

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 company : ImmoTrading GmbH  
 address : 1010 Wien, Kärntner Ring 5-7  
[More objects from this agent](#)



## BASIC DATA

object number: **3056/1450**  
 object type: **Flat**  
 state: **Wien**  
 address: **1010 Wien**  
 price: **€ 1,500,000.-**  
 Living area: **66.00 m²**  
 room: **2**

## DESCRIPTION

### NEWLY RENOVATED APARTMENT IN THE 1ST DISTRICT

We are happy to offer you a wonderful apartment in best location in the first district for sale!

#### Basic facts:

- Living area: 66 m2
- 2 rooms
- Kitchen and built-in furniture
- Bathroom with toilet, bath and shower
- Guest toilet
- Underfloor heating
- Ceiling height 3.30 m

#### Location:

This property is located in the center of Vienna, in the world cultural heritage of the Inner City near the old Viennese town hall, the Maria am Gestade church and the Vienna stock exchange building. The connection to the public transport is very good and is presented by the bus lines 1 A and 3A. Also to mention are the underground lines U1, U2, U3, which can be reached on foot.

The on-site infrastructure is extremely extensive, all the shops and services of daily needs are in close proximity.

Further information on request.

price:	€ 1,500,000.-
operating costs:	€ 198.-
Buyer's comm.:	3% plus 20% VAT

Living area: 66.00 m<sup>2</sup>

move-in as of:	nach Vereinbarung
room:	2
Bathroom:	1
toilet:	2
furniture:	compl. furnished
heating:	gas heat by floor
year of construction:	1901
condition:	very good
floor:	3
noise:	absolute quiet location
Energy index:	157.79 kWh/(m <sup>2</sup> a)
Energy efficiency factor:	2.92

**Air conditioning:** individual; **Location:** City centre, quiet location; **Features:** glass-ceramic stove, old building; **Public transport:** Subway, Bus

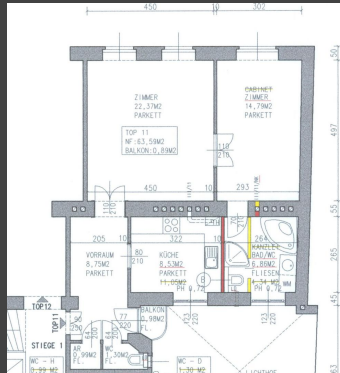












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