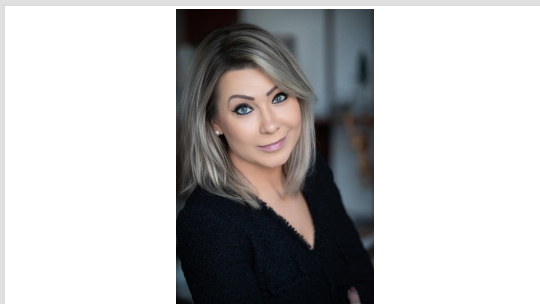


## CONTACT



### Maria Kohler

Mobile : +43 664 158 5055  
 e-mail : [maria.kohler@immotrading.at](mailto:maria.kohler@immotrading.at)  
 company : ImmoTrading GmbH  
 address : 1010 Wien, Kärntner Ring 5-7  
[More objects from this agent](#)



## BASIC DATA

object number: **3056/1480**  
 object type: **Flat**  
 state: **Wien**  
 address: **1180 Wien**  
 price: **€ 1,190,000.-**  
 Living area: **115.37 m²**  
 room: **4**

## DESCRIPTION

### STYLISH APARTMENT IN THE 18TH DISTRICT

Welcome to the 18th district, one of the most beautiful districts in Vienna! This is a very quiet location in the immediate proximity of the Pötzleinsdorfer Schlosspark.

The 41 tram stop is just in a 3-minute walking distance and offers a fast and direct connection to Vienna's city center.

In this sought-after neighborhood, we offer you a spacious 4-bedroom apartment that provides all the amenities for modern city living. With a large living room and 3 bedrooms, a loggia, 2 bathrooms and a separate toilet, this apartment offers enough space for families or couples who value comfort and elegance.

#### Key details:

- 1 spacious living room
- 3 bedrooms
- 1 loggia
- 2 bathrooms
- 1 toilet
- Pool and Sauna for the use of the owners of the flats

#### Terms and conditions:

The price for this exclusive property is 1,190,000 Euros.  
 2 parking slots 60 000 Euro.  
 Commission fee 3% of purchase price, plus 20% VAT.

Don't miss the opportunity to acquire this jewel in the heart of the 18th district and turn your dream of stylish city living into reality.

|                  |                 |
|------------------|-----------------|
| price:           | € 1,190,000.-   |
| operating costs: | € 639.-         |
| Buyer's comm.:   | 3% plus 20% VAT |

|              |           |
|--------------|-----------|
| Living area: | 115.37 m² |
| loggia area: | 9 m²      |

|                           |                   |
|---------------------------|-------------------|
| move-in as of:            | Ab sofort         |
| room:                     | 4                 |
| Bathroom:                 | 2                 |
| toilet:                   | 1                 |
| Cellar:                   | Yes               |
| number of loggias:        | 1                 |
| heating:                  | gas heat by floor |
| year of construction:     | 1975              |
| condition:                | very good         |
| noise:                    | low – none noise  |
| garage:                   | 2                 |
| Energy index:             | 130.8 kWh/(m²a)   |
| heating demand class:     | D                 |
| Energy efficiency factor: | 2.19              |

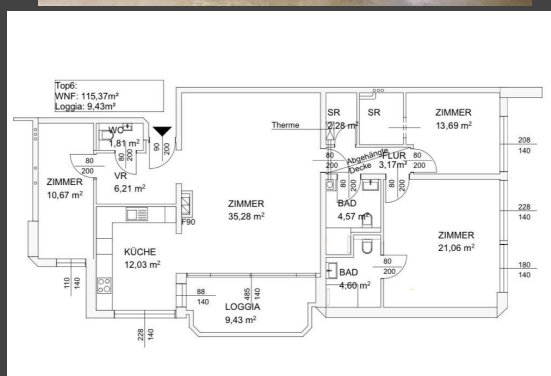
**Administration:** suitable for shared apartment;**Bedroom:** 3; **Location:** Outskirts, Residential area, Green location, Location near the forest, sunny location, quiet location;  
**Public transport:** Tram, Bus











**IMMOTRADING GMBH**  
Kärntner Ring 5-7, 1010 Vienna, Austria  
+43 664 350 4000  
office@immotrading.at

CONTACT US:

Name \*

Street, House Nr.

ZIP, city

Phone \*

E-Mail \*

