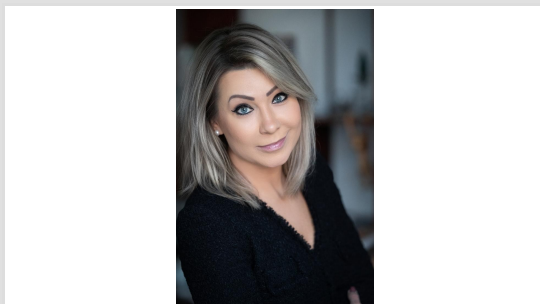


CONTACT



Maria Kohler

Mobile : +43 664 158 5055
 e-mail : 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

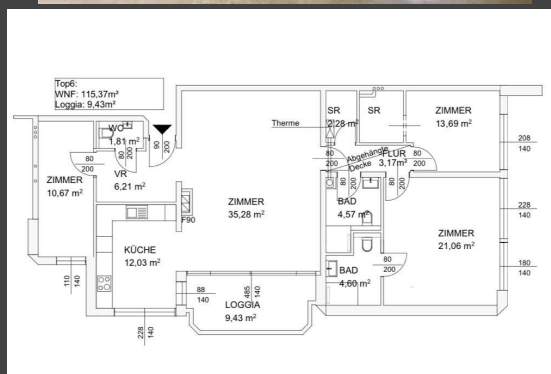
move-in as of:	Ab sofort
room:	4
Bathroom:	2
toilet:	1
Cellar:	Yes
number of loggias:	1
heating:	gas heat by floor
year of construction:	1975
condition:	very good
noise:	low – none noise
garage:	2
Energy index:	130.8 kWh/(m²a)
heating demand class:	D
Energy efficiency factor:	2.19

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 *

