

## CONTACT



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## BASIC DATA

object number: **3056/1372**  
object type: **Flat**  
state: **Wien**  
address: **1030 Wien, Landstraße**  
price: **€ 399,000.-**  
Living area: **approx. 46.50 m²**  
room: **2**

## DESCRIPTION

### RENOVATED FLATS IN ENGLISH STYLE IN THE 3RD DISTRICT OF VIENNA

This property is located in the heart of Vienna's 3rd district. There are 33 carefully restored flats in a historical building in the timeless English style, ranging from 30 m² to 140 m²: multifunctional micro-apartments, elegant old-style maisonettes, classic English townhouses with colourful front doors and separate entrances.

#### Location

The convenient location next to Wien Mitte not only allows you a quick commute to work, but also to the local attractions that are literally at your feet.

The 3rd district is a unique combination of Wilhelmine and Biedermeier houses as well as modern architecture, the Danube Canal, the proximity to Stadtpark and the Prater as well as the city centre give the district its special charm.

The city centre and Stadtpark are only a few minutes' walk away and offer the perfect place to take a relaxing stroll. Museums, restaurants, cinemas, pubs, a shopping centre and many small shops complete the infrastructure of the area and make everyday life more convenient.

#### Features of the property

- green area, cosy courtyard, free-planned flats
- scheduled completion of construction - Q1 2024, start of construction - Q4 2022
- high quality finishing
- high standard, exclusive brands
- combination of classical and modern elements
- exclusive flats with the area from 30 sqm to 140 sqm (from micro- to family flats)
- mobile concierge service
- private garage
- parcel and letter boxes and a digital notice board.

price: **€ 399,000.-**

Buyer's comm.: **3% plus 20% VAT**

Living area: **approx. 46.50 m²**

move-in as of:	3/31/24
room:	2
Bathroom:	1
toilet:	1
Cellar:	Yes
Elevator:	Yes
furniture:	unfurnished
heating:	underfloor heating
year of construction:	approx. 2024
condition:	very good
floor:	1

**Air conditioning:** central; **Bedroom:** 1; **Location:** City centre; **Features:** wheelchair-accessible, concierge, video surveillance, intercom, New building; **Security:** security, alarm; **Public transport:** Railway, Subway, Rapid transit, Tram, Bus



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Imprint

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ZIP, city	<input type="text"/>
Phone *	<input type="text"/>
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