

CONTACT



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BASIC DATA

object number:

3056/1467

object type:

Flat

state:

Wien

address:

1040 Wien

price:

€ 1,820,000.-

Living area:

104.00 m²

room:

3

DESCRIPTION

SPACIOUS MODERN APPARTMENT ON ARGENTINIERSTRASSE, 1040 VIENNA

Spacious modern apartment on Argentinierstraße, 1040 Vienna

A stylish, furnished luxury apartment of approx. 104 m2 in Vienna´s 4th district is offered for sale. The property is located on the 1st floor of an historical building that was renovated in 2017 and is luxuriously furnished.

General information:

Usable living space: 104 m²

Ceiling height 3.8 m

- * 3 rooms
- * 2 bedrooms
- * 1 bathroom with bathtub and toilet
- * 1 guest toilet
- * Balcony: 10 m²
- * 1 parking space in the garage
- * 1 cellar compartment

Location / infrastructure:

This exclusive residential building is located in one of the most prestigious locations in Vienna, close to the Karlskirche, the Musikverein, the Wien Museum and a 10-minute walking distance to Belvedere and Stephansplatz. Wieden is one of the most attractive districts in Vienna.

The tram, bus and underground stations Karlsplatz U1 and U4 are located within 5-minutes walking distance.

Property:

The residential complex comprises the stylish modernisation of the impressive historical building and the development of the spacious and quiet inner courtyard with three newly constructed modern buildings with a total of 75 residential units. Under the buildings is the underground car park.

Access control system, quiet inner courtyard, cellar compartment, garage, rubbish room, bicycle and pram room, lift.

Features and furnishings:

- * Underfloor heating
- * Exclusive Italian furniture
- * Parquet floor
- * Kitchen: fridge, induction hob, dishwasher (Siemens).

Purchase price: € 1,820,000

Commission: 3% of the purchase price + 20% VAT.

price:

€ 1,820,000.-

operating costs:

€ 329.-

Buyer's comm.:

3% plus 20% VAT

Living area:

104.00 m²

Balcony area:

10 m²

Cellar area:

4 m²

move-in as of:

Nach Vereinbarung

room:

3

Bathroom:

1

toilet:

2

Cellar:

Yes

parking space:

1

Elevator:

Yes

number of balconies:

1

furniture:

compl. furnished

heating:

central heat. - district heating

year of construction:

2017

condition:

very good

floor:

1

noise:

absolute quiet location

garage:

1

Energy index:

63.61 kWh/(m²a)

heating demand class:

C

Energy efficiency factor:

1.3

Energy class factor:

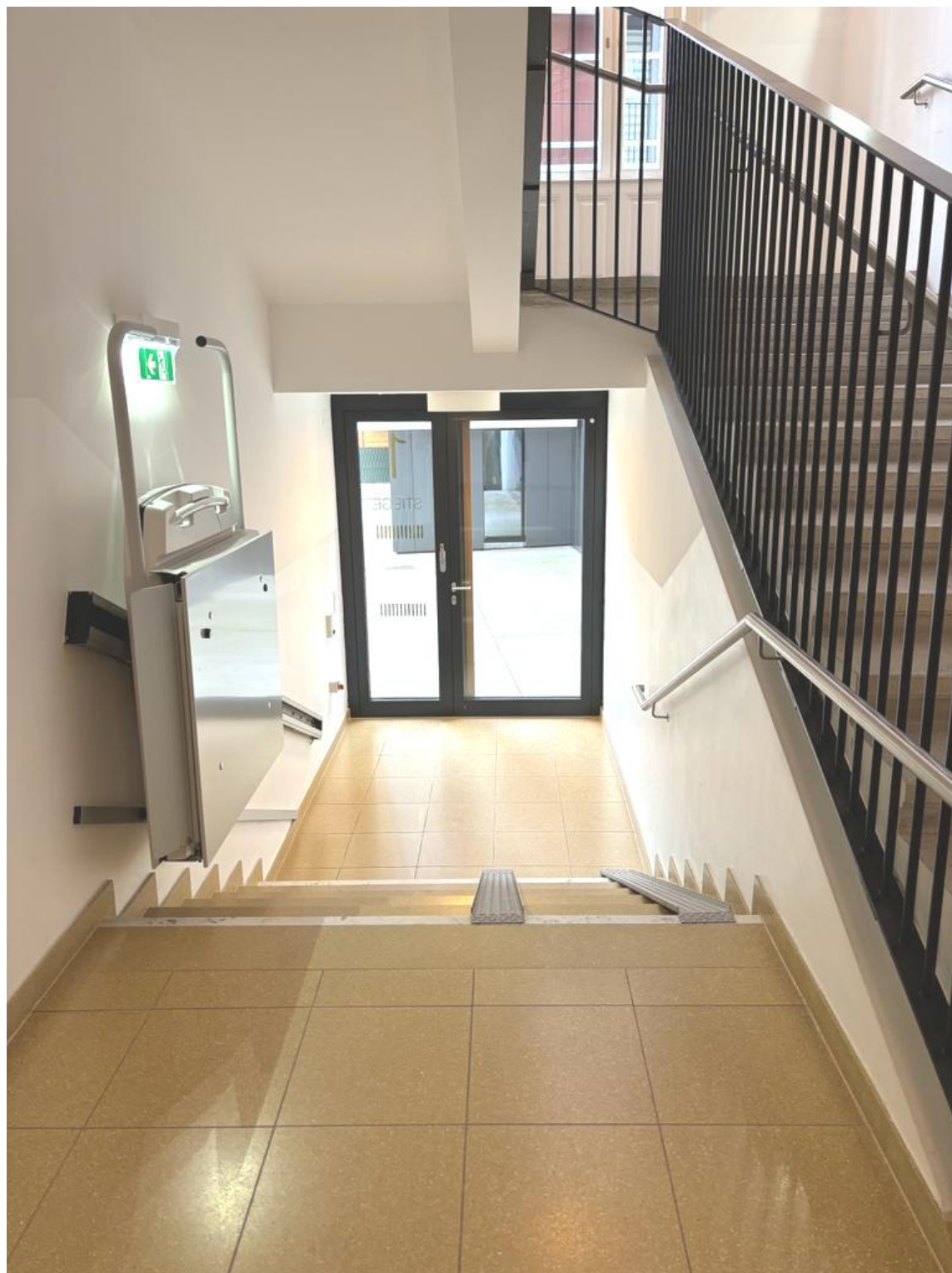
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Garden: Communal; **Bedroom:** 2; **Location:** City centre, quiet location; **Features:** video surveillance, intercom, New building; **Public transport:** Subway, Tram, Bus

PHOTO





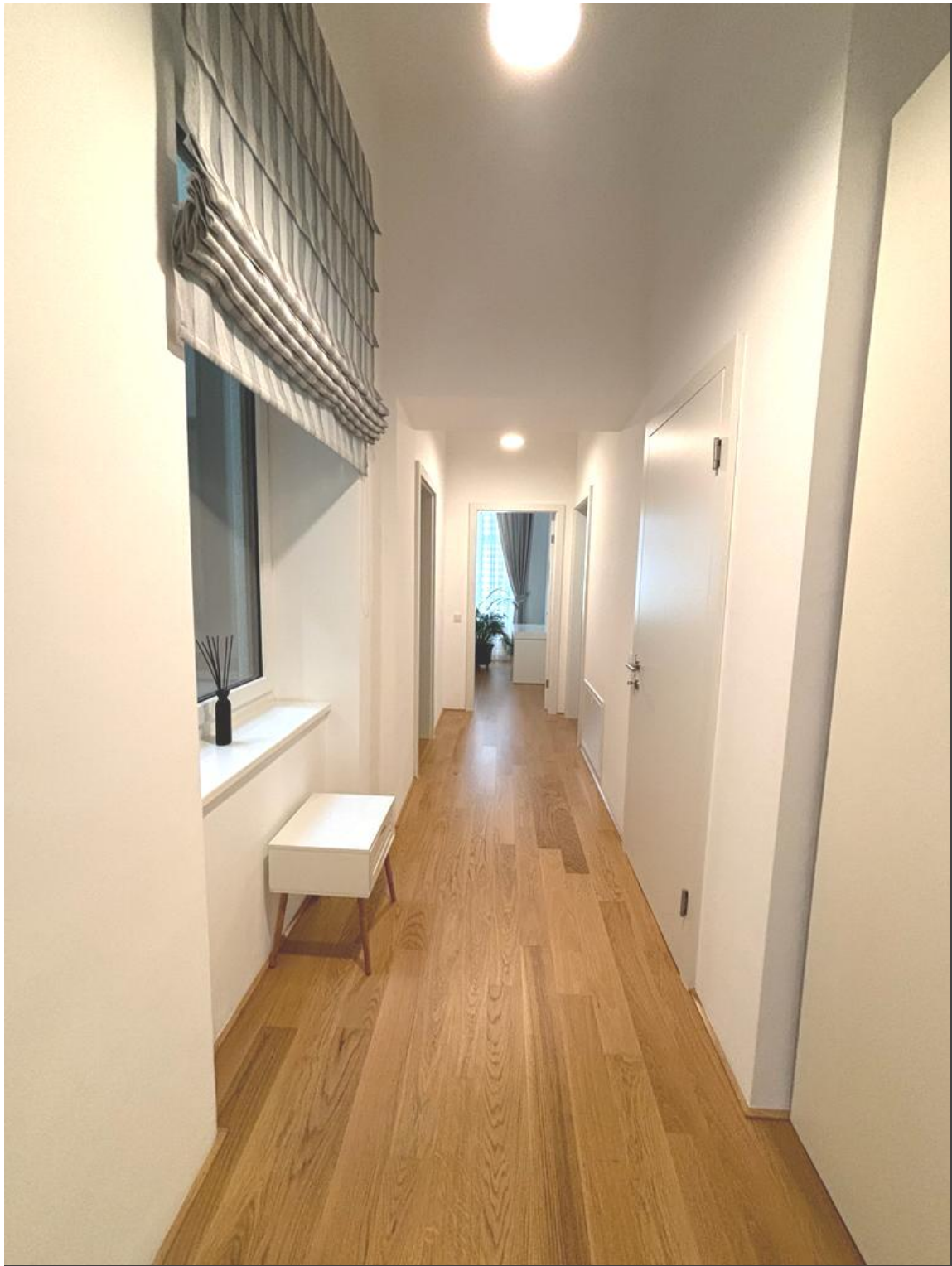






















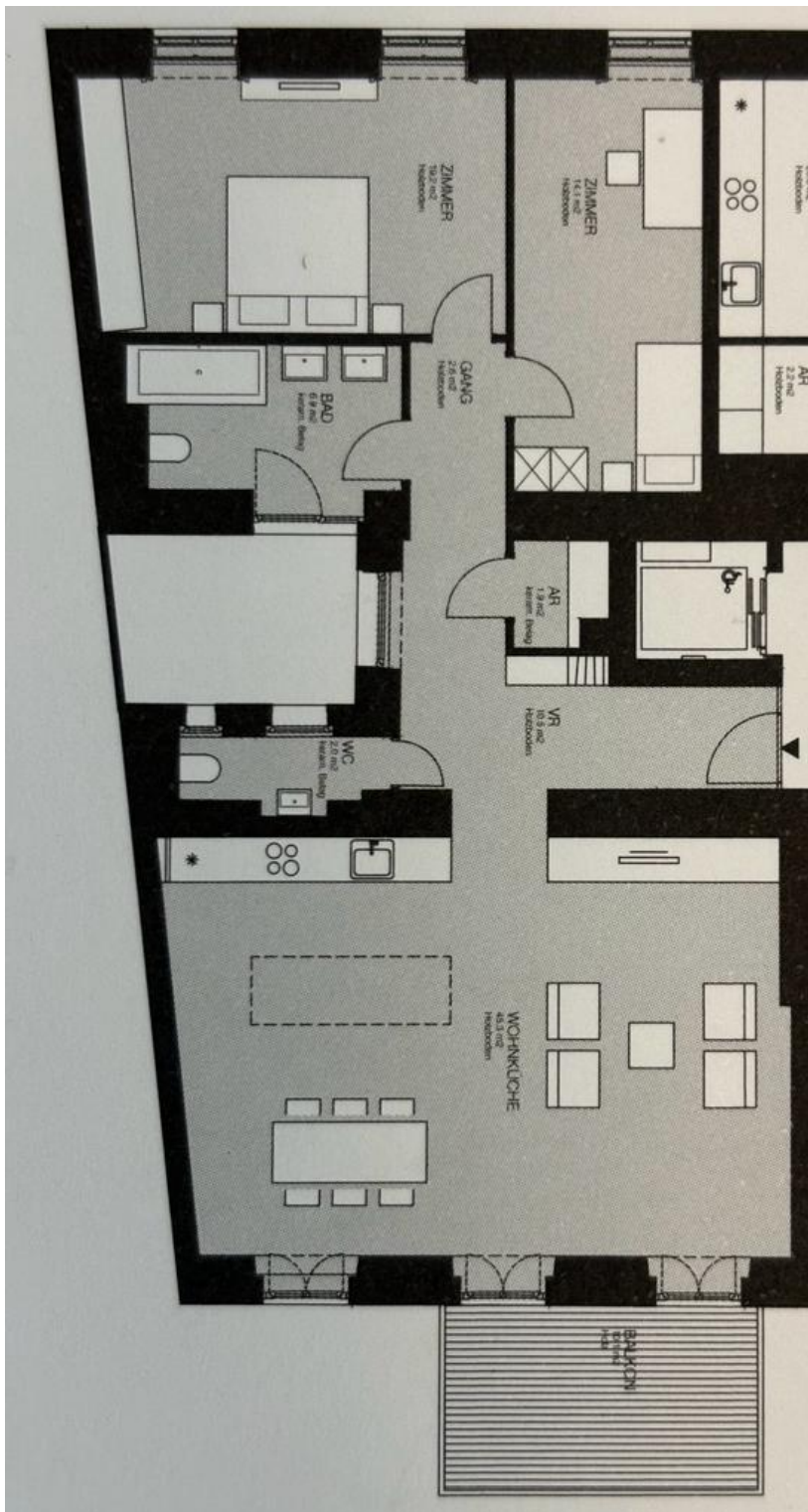












Remember

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Imprint

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