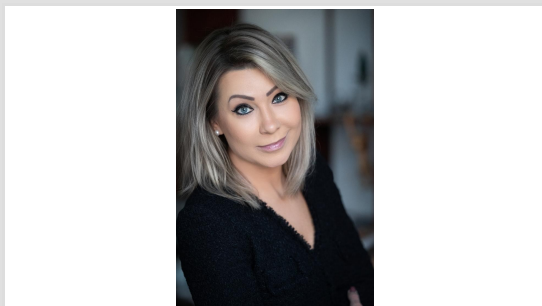


CONTACT



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: **3056/1467**
 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.

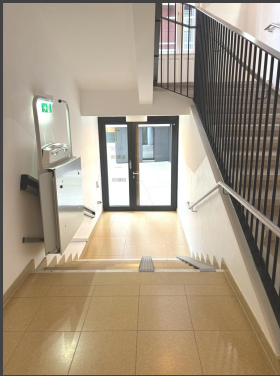
price:	€ 1,820,000.-
operating costs:	€ 329.-
Buyer's comm.:	3% plus 20% VAT

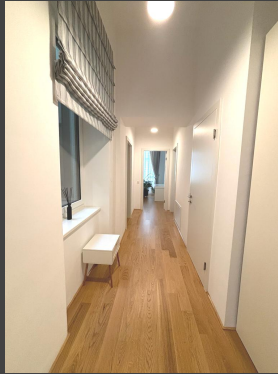
Living area:	104.00 m²
Balcony area:	10 m²
Cellar area:	4 m²

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:	C

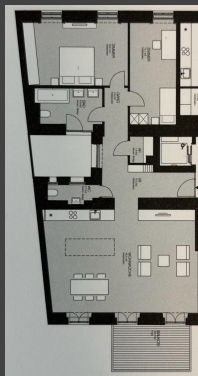
Garden: Communal;**Bedroom:** 2;**Location:** City centre, quiet location;**Features:** video surveillance, intercom, New building;**Public transport:** Subway, Tram, Bus











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

Imprint

CONTACT US:

Name *	<input type="text"/>	
Street, House Nr.	<input type="text"/>	
ZIP, city	<input type="text"/>	<input type="text"/>
Phone *	<input type="text"/>	
E-Mail *	<input type="text"/>	

