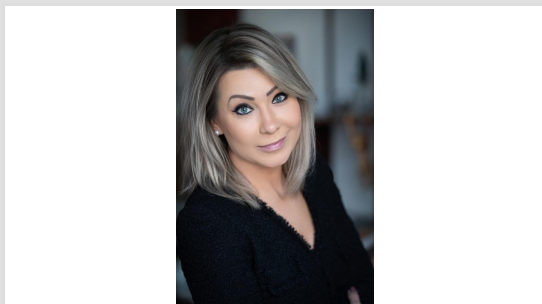


CONTACT



Maria Kohler

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 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: **3056/1485**
 object type: **Flat**
 state: **Wien**
 address: **1060 Wien**
 price: **€ 598,000.-**
 Living area: **83.00 m²**
 room: **4**

DESCRIPTION

TOP RENOVATED 4-ROOM APARTMENT WITH 2 BALCONIES

Wonderful 4-room apartment in historical building with 2 balconies

We are pleased to offer you this recently renovated 4-room apartment ready for move-in in a classic turn-of-the-century building in Vienna's 6th district.

Location:

Within 5 minutes walking distance to the underground line U3 or directly to Mariahilfer Straße! Complete infrastructure in the immediate vicinity, as well as first-class connections to the public transport network (U3, U6, tram lines 18, 5, 9, 49, 52, 60). Westbahnhof railway station can be reached on foot within 5 minutes.

Key data:

- Living space: approx. 83 m², bright and friendly (entrance hall, kitchen, bathrooms, large living room, 3 bedrooms)
- 2 balconies
- Room height of approx. 3 m
- Parquet flooring
- Underfloor heating
- Smart Home System
- Lift in the house

Terms and conditions:

- Purchase price: 598,000 Euro
- Commission: 3% of the purchase price, plus 20% VAT.

We are pleased to present this wonderful apartment to you!

| | |
|-------------------------|-------------|
| price: | € 598,000.- |
| operating costs: | € 119.- |
| other costs: | € 20.- |
| repair of the building: | € 26.- |
| Buyer's comm.: | 3% |

| | |
|---------------|----------|
| Living area: | 83.00 m² |
| Balcony area: | 3 m² |

| | |
|-----------------------|------------------|
| move-in as of: | Sofort |
| room: | 4 |
| Bathroom: | 2 |
| toilet: | 2 |
| Cellar: | Yes |
| Elevator: | Yes |
| number of balconies: | 2 |
| furniture: | unfurnished |
| year of construction: | 1900 |
| condition: | very good |
| floor: | 3 |
| Energy index: | 109.16 kWh/(m²a) |
| heating demand class: | D |

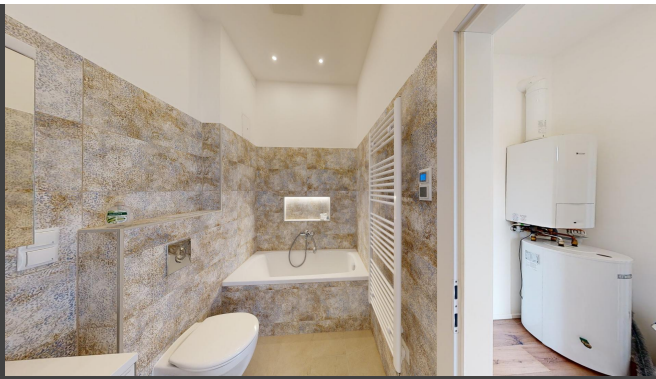
Public transport: Railway, Subway, Rapid transit, Tram, Bus

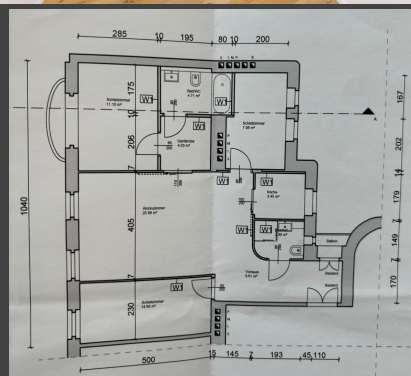












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