

**RESIDE IN ONE OF VIENNA'S BEST LOCATIONS!**



IMG\_0002

**Objektnummer: 3814\_573**

**Eine Immobilie von RE/MAX GOLD**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung - Etage
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1050 Wien, Margareten
<b>Baujahr:</b>	ca. 2016
<b>Zustand:</b>	Gepflegt
<b>Möbliert:</b>	Teil
<b>Wohnfläche:</b>	53,00 m <sup>2</sup>
<b>Zimmer:</b>	2
<b>Bäder:</b>	1
<b>WC:</b>	1
<b>Keller:</b>	1,00 m <sup>2</sup>
<b>Heizwärmebedarf:</b>	<b>B</b> 25,20 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	<b>A</b> 0,78
<b>Kaufpreis:</b>	449.000,00 €
<b>Infos zu Preis:</b>	

Verhandlungsbasis

**Provisionsangabe:**

3.00 %

## Ihr Ansprechpartner



**Jasmina Ibrahimbegovic**

RE/MAX GOLD























## Objektbeschreibung

Purchasing this apartment for your own use or as an investment is well worth it! Apartments that meet various requirements for an urban lifestyle are in high demand: living and working in one location, culture and cosmopolitan flair, trendy restaurants, a stylishly designed ambience, as well as a central location with short distances and green oases to take a deep breath. And that's exactly what you'll find here!

This modern new building was completed in 2016. The approximately 53 m<sup>2</sup> apartment on offer is located on the 1st floor of the building and combines the urban charm of Stolberggasse with its central location. The open-plan hallway flows seamlessly into the large living and dining room with kitchen. The room is characterized by its spaciousness and airiness. The orientation is ideal, as you can enjoy excellent light in the living room at any time of day! The modern fitted kitchen with appliances blends elegantly into the living space and creates a pleasant zoning of the room.

In addition to the living and dining room, the apartment has a bedroom, bathroom, and separate toilet. High-quality parquet flooring has been laid in all living areas. The bathroom fittings are timeless in white. There is also an elegant built-in wardrobe in the apartment. The apartment is located on the first floor with elevator access, so you can reach it barrier-free and without detours. The apartment also has a storage room in the basement.

The family-friendly complex is inspired by the surrounding buildings and translates the coexistence of living and working into a modern work-life neighborhood. The architecture references the style of modern architecture and blends in harmoniously. Whether for personal use or as an investment, this apartment with its high-quality fittings is perfectly tailored to the needs of its residents.

The light-flooded living spaces and high-quality materials combine modern living with traditional values. In the layout of the apartment, particular attention was paid to ensuring that every square meter can be used optimally, regardless of the style of living. The intelligent floor plans offer residents space to develop their individual wishes and enable that special feeling of home that makes a house a home.

Highlights of the apartment:

- Open-plan living/dining area with modern kitchen
- Comfortably sized bedroom
- Modern bathroom with bathtub
- Bright rooms
- Basement storage unit
- Garage in the building; a garage space can be rented depending on availability
- Quiet yet central location with excellent infrastructure

This apartment is available immediately. The operating costs, including repair reserve, amount to approximately €160.00.

Another argument in favor of this property is its central, prime location. The property is located on the pleasant Stolberggasse in Vienna-Margareten. The 5th district is a typical inner district, yet it attracts with an incredible variety of amenities and excellent infrastructure. Numerous cafés, restaurants, bars, supermarkets, and shops for everyday needs are located in the immediate vicinity. There are also many schools (HTL Spengergasse, Joseph-Haydn Realgymnasium, elementary school, etc.) nearby. The Laurenzgasse tram stop, the Matzleinsdorferplatz train station, and several bus stops are just a few minutes' walk away. In addition, the Reinprechtsdorfer Straße subway station on the new U5 line is currently under construction nearby.

As we are currently acting as an agent for the seller, we would like to point out our close business relationship with the seller. However, there are no personal or corporate ties. We are acting as a dual agent. Angaben gemäß gesetzlichem Erfordernis:

Heizwärmebedarf 25.22 kWh/(m²a)

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Klasse Heizwärm B

bedarf:

Faktor Gesamten 0.78

ergieeffizienz:

Klasse Faktor Ge A

samtenergieeffizi

enz:

Haben wir Ihr Interesse geweckt? Dann zögern Sie nicht und kontaktieren Sie Jasmina Ibrahimbegovic, MBA von RE/MAX GOLD! Wir sind Ihre Immobilienexperten und freuen uns schon auf Sie.