

**CITY CHIC LIVING! Exclusive 3-Room Apartment with Balcony on the 6th Floor! URBAN • ELEGANT • CENTRAL**



Balkon

**Objektnummer: 5630/450**

**Eine Immobilie von MIMAZ Immobilien**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1010 Wien
<b>Baujahr:</b>	1960
<b>Zustand:</b>	Gepflegt
<b>Möbliert:</b>	Teil
<b>Alter:</b>	Neubau
<b>Wohnfläche:</b>	83,00 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	1
<b>WC:</b>	1
<b>Balkone:</b>	1
<b>Heizwärmebedarf:</b>	D 102,80 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	D 2,16
<b>Kaufpreis:</b>	790.000,00 €
<b>Betriebskosten:</b>	114,11 €
<b>USt.:</b>	11,41 €
<b>Provisionsangabe:</b>	

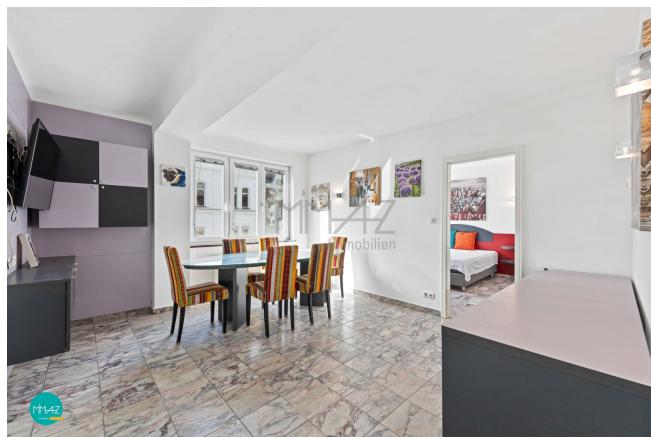
28.440,00 € inkl. 20% USt.

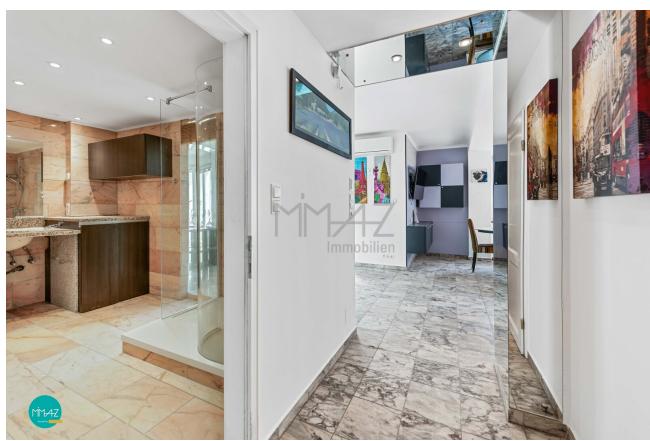
## Ihr Ansprechpartner

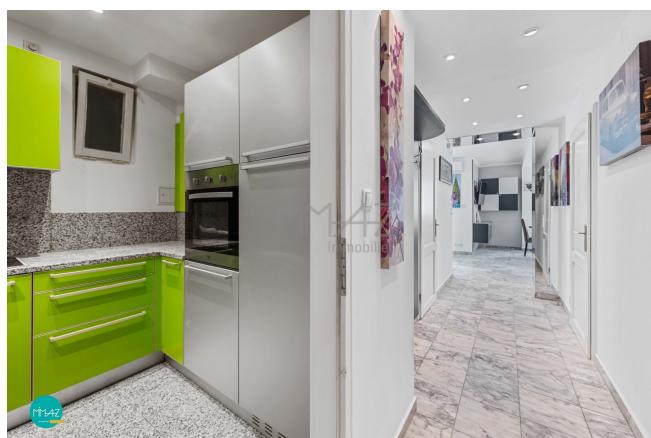


**Mag. Michaela Mazakarini**

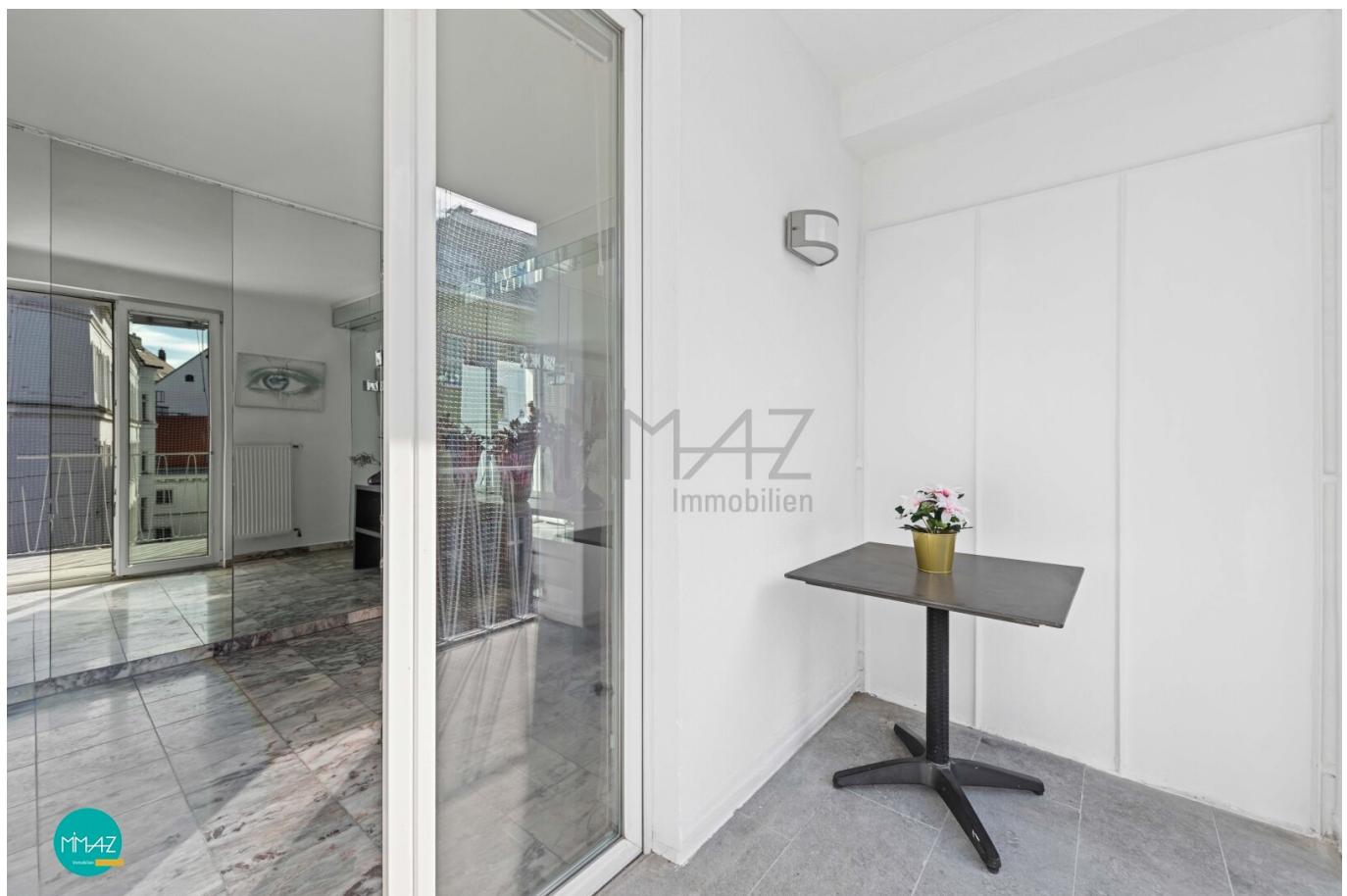
MIMAZ Immobilien e.U.  
Leegasse 7

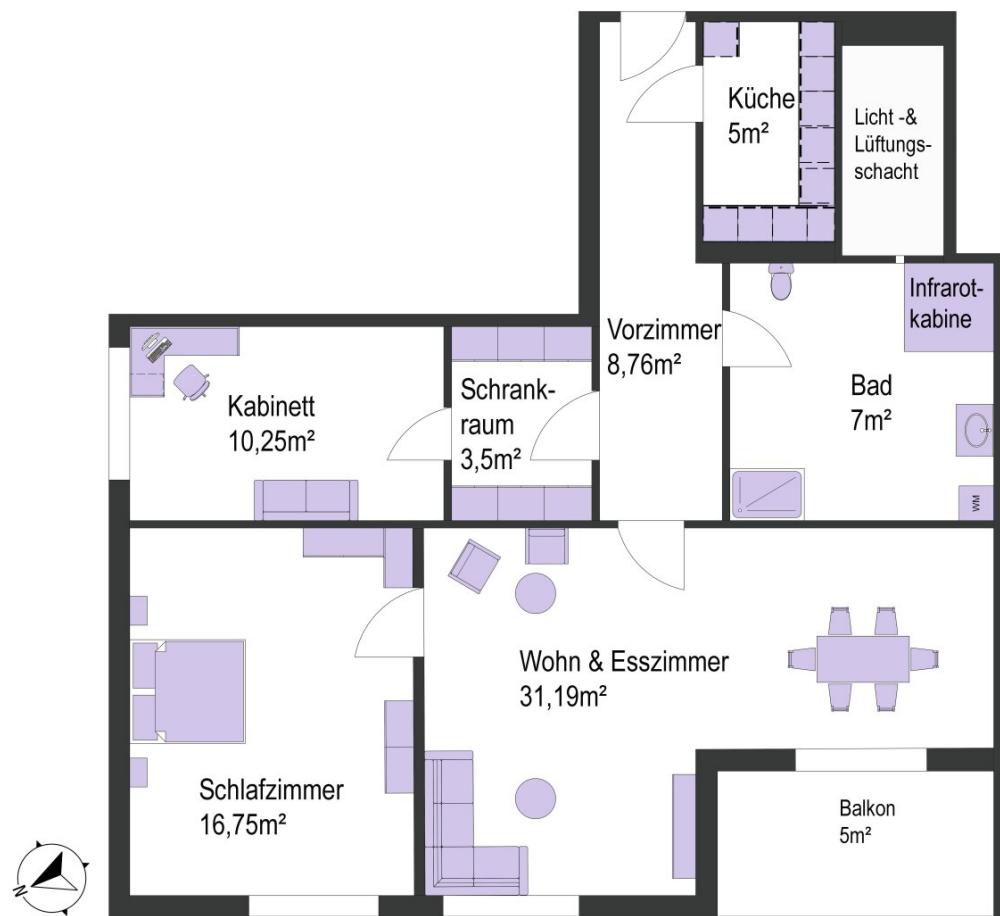












# Objektbeschreibung

## STYLISH LIVING BETWEEN STEPHANSPLATZ AND DANUBE CANAL

### EXCEPTIONAL CITY LIVING IN THE HEART OF VIENNA

Located in the heart of Vienna – just a few steps from **Schwedenplatz** – this apartment presents itself as an **urban home with character, thoughtful layout, and a distinctive charm** that has become rare in this location. A **successful symbiosis** of vibrant city life and personal **retreat oasis** - for those seeking something special. Enjoy this [virtual tour](#) for a first impression!

Easily accessible by elevator, this apartment is located on the **6th floor** of a **well-maintained residential complex**. From the entrance hall, both the **cabinet with storage space**, the **spacious living room with dining area**, the **separate kitchen**, and the **bathroom** are centrally accessible. The second **bedroom** is located at the back of the apartment and is directly connected to the living room.

A **particular highlight** is the **balcony on the 6th floor** - a true **place to be**, which offers a atmospheric view of the **lively Rotenturmstraße** and makes the **urban feeling** immediately tangible.

Another eye-catcher: the **spacious wellness bathroom** in elegant pink marble design, equipped with shower, toilet, bidet, washing machine connection, and an **infrared cabin**.

Heating is provided by **central heating**, and the current monthly costs amount to €115.81 + 20% VAT.

Investors can expect a free rent in the event of a rental (RBG 1971). The submission plan (MA37) does not fully correspond to the existing conditions.

**CONCLUSION:** The location combines **Viennese lifestyle** with **cosmopolitan flair** and is among the **most exclusive addresses** in the city. Ideal for couples, singles, or city lovers who want to live in the midst of the action - and still enjoy their personal retreat within their own four walls. This property is also excellent as an **investment property in a premium location** or as a second home.

**Have I piqued your interest? I look forward to your inquiries!**

Pursuant to Section 5 (3) of the Austrian Real Estate Brokerage Act (MaklerG), notice is hereby given of a possible dual agency. The information is based on information from the owners and/or third parties and is therefore without guarantee. Changes and errors excepted!

Due to the **obligation to provide proof** to the submitter and to ensure the **prompt transmission** of further information and documents, please provide your complete contact details:

- First and last name
- Current residential address
- Phone number
- E-mail address

## DATA AT A GLANCE

- Living area approx. 83m<sup>2</sup>
- 3 rooms
- Balcony approx. 5m<sup>2</sup>
- 6th floor
- Separate kitchen
- Bathroom with shower/WC and infrared cabin
- Central heating
- Available immediately

## Infrastruktur / Entfernungen

### Gesundheit

Arzt <500m  
Apotheke <500m  
Klinik <500m  
Krankenhaus <1.000m

### Kinder & Schulen

Schule <500m  
Kindergarten <500m  
Universität <500m  
Höhere Schule <1.000m

### Nahversorgung

Supermarkt <500m  
Bäckerei <500m  
Einkaufszentrum <1.000m

### Sonstige

Geldautomat <500m  
Bank <500m  
Post <500m  
Polizei <500m

**Verkehr**

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <3.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap