

Urban Living with Style – Bright Apartment in the Heart of the 19th District



Objektnummer: 84541

Eine Immobilie von EHL Immobilien GmbH

Zahlen, Daten, Fakten

Adresse	Saarplatz
Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1190 Wien
Baujahr:	1992
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	87,55 m ²
Zimmer:	3
Heizwärmebedarf:	B 36,82 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	C 1,26
Kaufpreis:	575.000,00 €
Betriebskosten:	231,50 €
Heizkosten:	77,17 €
USt.:	38,58 €
Provisionsangabe:	

3% of the purchase price plus 20% VAT.

Ihr Ansprechpartner



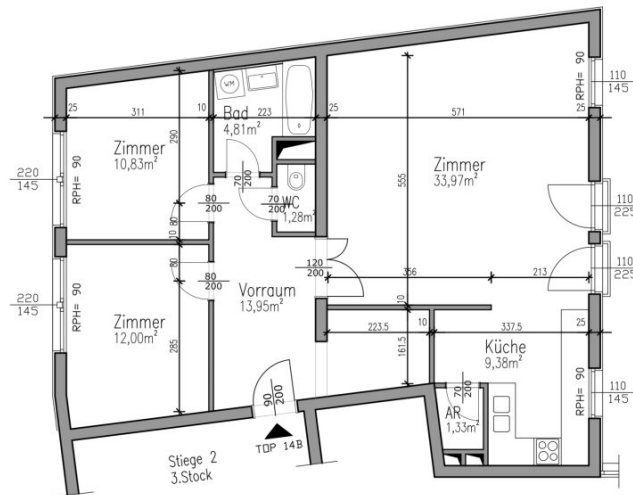
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Objektbeschreibung

Urban Living with Style – Bright Apartment in the Heart of the 19th District

This newly renovated 3-room apartment with approx. 88 m² offers a warm living atmosphere and a smart room layout. Bright, spacious rooms create a pleasant feeling and stylish comfort. The living areas feature solid oak country-style floorboards – brushed and white-oiled. French windows bring in natural light all day and complete the elegant look.

The open living area is perfect for spending time together with family and friends. The adjacent kitchen (by DAN) is fully equipped and ideal for cooking and enjoying meals. Two large bedrooms face the quiet courtyard, offering peace and privacy. The room sizes allow flexible furnishing options and serve as cozy retreats. The bathroom is fitted with Italian ceramic tiles (Marconi and Venice by Porcelanosa), a bathtub, and elegant Grohe fittings – all built into the wall.

A spacious wardrobe in the entrance area and a practical utility/storage room make this apartment a great choice for families and everyday living.

Bright and Trendy

- First occupancy after renovation
- Oak country-style floorboards (brushed) in the living areas
- Open living and dining area with French windows
- Fully equipped kitchen (DAN) with all built-in appliances
- Two quiet bedrooms facing the courtyard
- Italian ceramic tiles in the bathroom and toilet
- Bathroom with bathtub, stylish fittings and ceramics



- Spacious entrance area with large wardrobe
- Storage room | Cellar

A garage is available in the building. A private parking space (upper level of stack parking) can be purchased for EUR 30,000.

Quality of Life in a Green Area

Just around the corner, you'll find charming cafés and even a restaurant in the building itself. Public transport is excellent – the tram line 38 and buses 10A and 39A take you quickly and easily to the city center. Driving is also convenient.

Nearby, you'll find several schools, pharmacies, doctors, and the Rudolfinerhaus private clinic. For daily shopping, there are many supermarkets, bakeries, and small produce markets. Art and culture lovers will enjoy being close to the WUK cultural center, local galleries, and event venues in the 19th and 9th districts.

Transport Connections in Detail

Directly in front of the building: Bus lines 10A, 39A, and regional bus 415

Within a few minutes' walking distance:

- Tram line 38 (Silbergasse stop – approx. 4 min)
- S-Bahn S45 (Oberdöbling station – approx. 6 min)
- Night bus N38

Thanks to this convenient location, key transport hubs can be reached quickly:

- Heiligenstadt (U4, S-Bahn): approx. 10 minutes via bus 10A
- Spittelau (U4, U6, S-Bahn): approx. 12 minutes via bus 10A or S45
- Schottenring (U2, U4): approx. 20 minutes via S45 and U4 or via tram 38 & U2/U4

Here, city life, convenience, and quality of living come together perfectly.

3% buyer's commission

Available: immediately

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <250m

Apotheke <250m

Klinik <750m

Krankenhaus <500m

Kinder & Schulen

Schule <500m

Kindergarten <250m

Universität <500m

Höhere Schule <750m

Nahversorgung

Supermarkt <250m

Bäckerei <750m

Einkaufszentrum <1.750m

Sonstige

Geldautomat <250m



Bank <250m
Post <750m
Polizei <500m

Verkehr

Bus <250m
U-Bahn <1.250m
Straßenbahn <500m
Bahnhof <500m
Autobahnanschluss <1.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap



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Qualität – Sicherheit – Kompetenz

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- Transparente Geschäftsanbahnung und –abwicklung
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