

**First Time Use in Prime Location | Classic Viennese  
Residence | Oak Flooring & Designer Kitchen in Vienna's  
Medical Quarter**



Wohn-Essbereich

**Objektnummer: 5597/385**

**Eine Immobilie von Lauchard Immobilien e.U.**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1090 Wien
<b>Baujahr:</b>	1900
<b>Alter:</b>	Altbau
<b>Wohnfläche:</b>	92,61 m <sup>2</sup>
<b>Nutzfläche:</b>	92,61 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	1
<b>WC:</b>	1
<b>Heizwärmebedarf:</b>	D 110,58 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	D 2,05
<b>Kaufpreis:</b>	579.000,00 €
<b>Betriebskosten:</b>	181,59 €
<b>USt.:</b>	18,16 €
<b>Infos zu Preis:</b>	

keine Aufzugsbetriebskosten (EG Wohnung)

### Provisionsangabe:

20.844,00 € inkl. 20% USt.

## Ihr Ansprechpartner

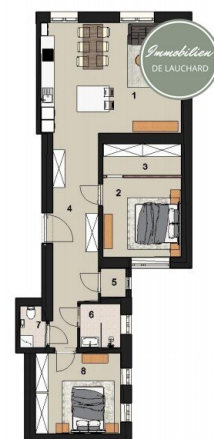


**Denise Lauchard**



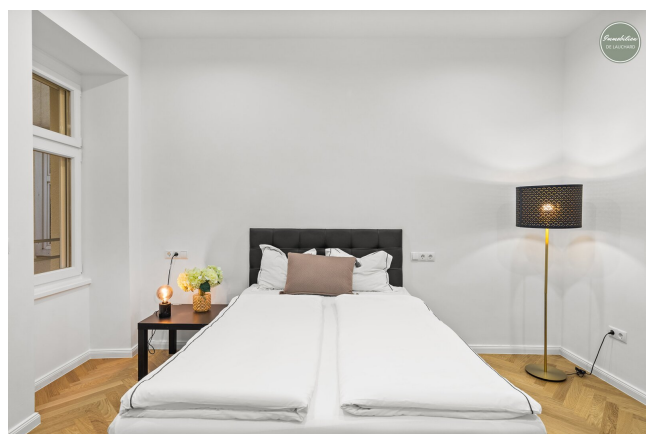


















# Objektbeschreibung

## Living Where Vienna Heals | Elegant Period Apartment in the Renowned Medical Quarter

### Refurbished apartment with designer kitchen & walk-in wardrobe

Step into the refined atmosphere of this exclusive three-room residence, set within a classic Viennese turn-of-the-century building. Located on the elevated ground floor with west-facing orientation, this beautifully renovated 2025 apartment combines historic charm with modern comfort, offering a unique living experience for discerning city dwellers. Immediate occupancy is possible - so just move in!

### Layout & Features

Upon entering the apartment, you are welcomed by a spacious entrance hall offering ample room for coats and personal belongings. The beautifully laid oak parquet flooring immediately creates a warm and elegant atmosphere. At the heart of the home lies the stylish living area, featuring a premium designer kitchen complete with a built-in wine cooler. Outfitted with high-quality appliances, this space invites you to cook, entertain and enjoy everyday living in comfort and style.

Newly installed windows with electric external blinds allow for quick and effective shading on hot summer days - ensuring comfort in every room of the apartment.

The spacious living room, along with two additional rooms, offers versatile layout options - perfect for a couple or a small family. One of the rooms features its own walk-in wardrobe, making it an ideal choice for a master bedroom. Facing the courtyard, it enjoys a peaceful atmosphere despite the apartment's central location. The second room also overlooks the courtyard and is conveniently situated right next to the bathroom, offering comfort and practicality in equal measure.

The bathroom features a sleek walk-in shower, a washbasin, and an electric towel radiator. A large window enhances the space with natural light and adds to its appeal. A separate storage room provides space for everyday items that are best kept out of sight, while a guest WC with washbasin and washing machine connection completes the layout. Thanks to windows on two sides of the apartment, pleasant cross-ventilation is easily achieved. A private basement compartment is also included, and bicycles can be securely stored in the courtyard.

### Key Features at a Glance

- Stylish branded kitchen by *Nobilis* (5-year manufacturer's warranty on

appliances) *Optional: kitchen island installation possible*

- Elegant open-plan living and dining area
- Two courtyard-facing rooms – peaceful location *One includes a walk-in wardrobe*
- Spacious entrance hall
- Bathroom with walk-in shower and window
- Separate storage room
- WC with:
  - Gas boiler
  - Washing machine connection
  - Washbasin
- Underfloor heating throughout
- Original “Alt-Wien” doors – classic period charm preserved
- Ceiling height: 3.15 m
- Basement compartment (usage agreement in place)
- Parking spaces available for rent in the surrounding area
- Apartment located on the raised ground floor (*Hochparterre*): Privacy ensured – no direct view from the street into the apartment
- Sold unfurnished (*includes kitchen & bathroom*)
- No lift operating costs due to raised ground floor location
- Modern gas heating system with new condensing boiler

## **Transport Connections**

- U6 underground station *Alser Straße*



- Tram line 43

Thanks to excellent public transport links, you're perfectly connected to the rest of the city. Vienna's outstanding cycling infrastructure also offers a convenient and eco-friendly alternative for getting around.

**Don't Miss This Unique Opportunity** schedule a viewing today and experience the perfect blend of historic charm and modern living comfort in Vienna's sought-after 9th district. This period apartment is the ideal retreat for style-conscious city dwellers looking to move in without hassle.

I look forward to your enquiry – I'd be happy to arrange a viewing appointment. You can also find the listing at [www.lauchard-immobilien.at](http://www.lauchard-immobilien.at)

## Important Information for Owner-Occupiers

Are you purchasing a property to meet an urgent housing need and planning to use it as your future primary residence? Please note the **temporary exemption from property-related fees** in effect **since 1 July 2024**. The appointed legal professional will be happy to assist you throughout the contract process.

## Legal Notice

In accordance with § 5 (3) of the Austrian Brokerage Act (*Maklergesetz*), we hereby inform you of the possibility of dual agency representation. All information is based on details provided by the owner and/or third parties and is supplied without liability. Subject to errors and changes.

## Required Contact Information

In order to comply with documentation requirements towards the seller and to ensure the prompt delivery of further details and documents, please provide your complete contact information:

- Full name
- Current residential address
- Telephone number
- Email address

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 <500m

Apotheke <500m

Klinik <500m

Krankenhaus <500m

### **Kinder & Schulen**

Schule <500m

Kindergarten <500m

Universität <500m

Höhere Schule <500m

### **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 <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap