

**\*\*\*NEU\*\*\* Well-Maintained 3-Room Apartment in a Grand  
Historic Building – Top Location!**



**Objektnummer: 62427**

**Eine Immobilie von Adonia Immobilien GmbH**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung - Etage
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1190 Wien
<b>Zustand:</b>	Gepflegt
<b>Alter:</b>	Altbau
<b>Wohnfläche:</b>	77,59 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	1
<b>WC:</b>	1
<b>Keller:</b>	2,00 m <sup>2</sup>
<b>Heizwärmebedarf:</b>	190,40 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	3,16
<b>Kaufpreis:</b>	349.000,00 €

## Ihr Ansprechpartner



### **Benjamin Marinkovic**

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1010 Wien

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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.











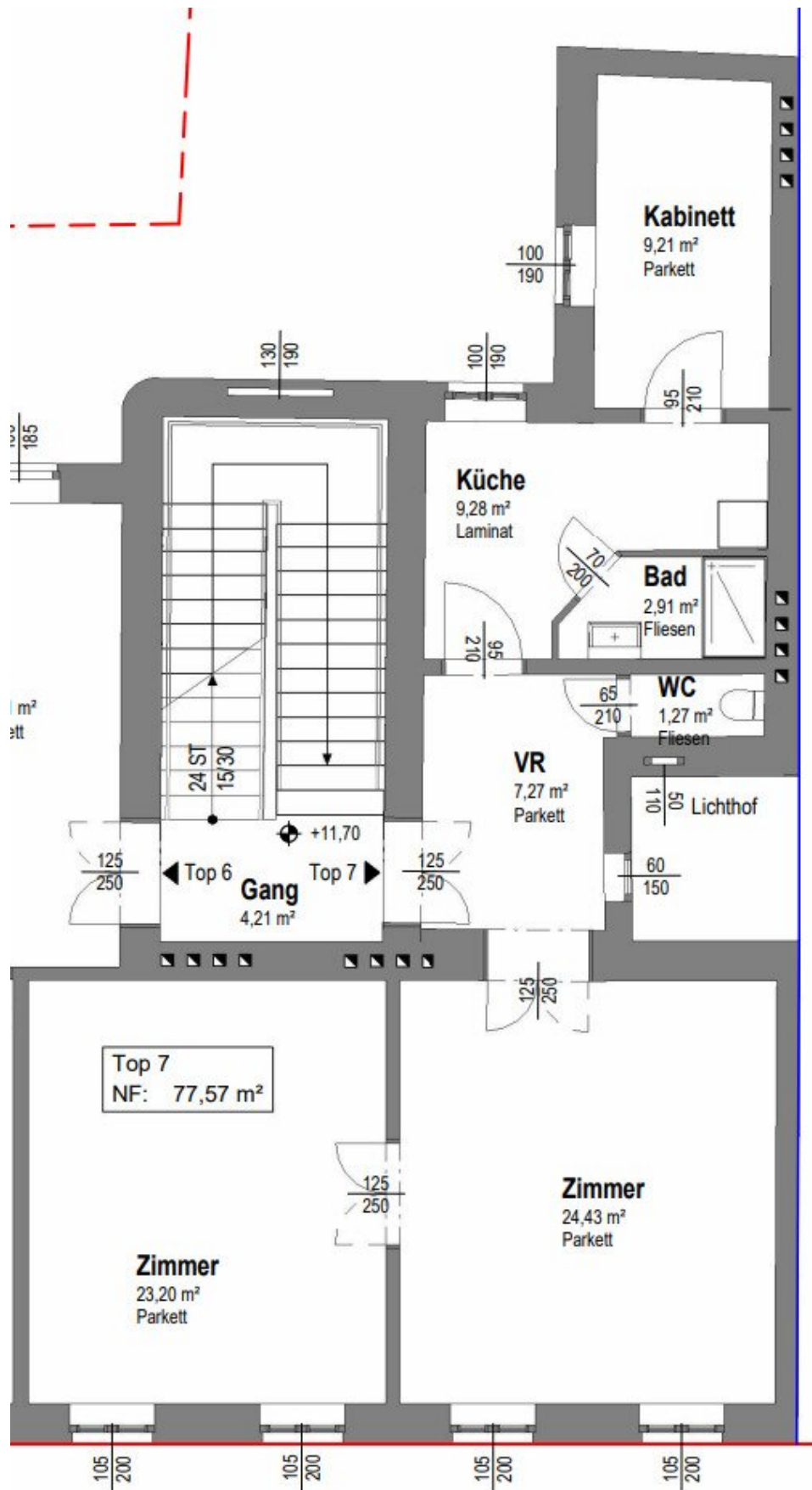












## Objektbeschreibung

### **Charming 3-Room Period Apartment in a Prime Döbling Location – approx. 77 m² of Living Space with Classic Flair**

For sale is this spacious and exceptionally well-maintained period apartment offering around 77 m² of living space, situated in one of the most sought-after areas of Vienna's 19th district.

This elegant 3-room apartment impresses with its high ceilings, beautiful period details, and well-thought-out layout – perfect for families, couples, or discerning city lovers.

**For a viewing appointment, please send us a WRITTEN INQUIRY – we will get back to you reliably on the same day!**

#### **Layout:**

- Spacious entrance hall
- Separate kitchen
- Separate toilet
- Bathroom with shower
- Room
- Room
- Small study / cabinet

(see floorplan and actual photos)

#### **Condition:**



The apartment is in well-kept condition and will be sold “as is” – ready for immediate occupancy.

### **The Building:**

The property is located on the 3rd floor (no elevator) of a representative period building featuring a beautifully structured façade. The house exudes historical charm and is in good overall condition.

### **Location & Infrastructure:**

Döbling is one of Vienna’s most exclusive residential districts – urban yet surrounded by greenery.

The location near **Döblinger Hauptstraße** offers numerous shopping opportunities, pharmacies, banks, cafés, and charming specialty stores right at your doorstep.

Families benefit from the excellent infrastructure: schools, kindergartens, and medical facilities are all in the immediate vicinity.

### **Public Transport Connections:**

- Tram line 37
- Bus lines 10A and 39A
- S-Bahn station Oberdöbling (S45)

You can reach the city center conveniently in just about 20 minutes.

### **By Car:**

Döblinger Hauptstraße is a major traffic artery in northwest Vienna and easily accessible by car.

For residents, a **parking permit (Parkpickerl)** is recommended. Please note the **short-term parking zones**.

### **Leisure & Recreation:**

The area offers a high quality of life – whether for a stroll through the nearby **Türkenschanzpark**, an excursion to the **Vienna Woods**, or a visit to a traditional **Heuriger**

wine tavern in Grinzing or Sievering.

Sports, leisure, and recreation options are just minutes away.

### **Purchase Price:**

**€ 349,000** (free of encumbrances)

If you have any questions or would like to arrange a personal meeting, please do not hesitate to contact me.

To schedule a viewing appointment, please be sure to send us an **email inquiry!**

### **About Us:**

The **IMMY** is the most prestigious award for Viennese real estate agencies and property management companies in the residential sector.

We are proud to have won the **Golden IMMY** in 2019!

A heartfelt thank you to our clients – our company was also awarded **Best Start-Up** and recognized as a **Quality Broker** in 2015, 2018, 2019, and 2020.

Please note: once you have inquired about this property through **Adonia Immobilien**, kindly refrain from submitting a separate inquiry to another real estate agency. Thank you!

Not all of our properties are listed on major platforms – we invite you to visit our website at [adonia.at](https://adonia.at) for more exclusive listings.

We explicitly point out our **economic relationship** with the seller. However, our legal obligations as **dual agents** remain unaffected.

Errors and changes excepted.

All information published here is based on details provided to us by the seller and has not been independently verified.

Our **General Terms and Conditions** can be viewed both in the exposé provided to you and on our website. These terms form an integral part of any contract.

We value the protection of personal data and comply with all legal requirements regarding data processing.

On our website (under “Data Protection Information”), you will find a summary outlining the



key aspects of how we process personal data.

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 <1.000m

### **Kinder & Schulen**

Schule <500m

Kindergarten <500m

Universität <500m

Höhere Schule <1.000m

### **Nahversorgung**

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <2.000m

### **Sonstige**

Geldautomat <500m

Bank <500m

Post <500m

Polizei <1.000m

### **Verkehr**

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <1.000m

Autobahnanschluss <1.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap