

**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

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1010 Wien
Baujahr:	1960
Zustand:	Gepflegt
Möbliert:	Teil
Alter:	Neubau
Wohnfläche:	83,00 m <sup>2</sup>
Zimmer:	3
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	D 102,80 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	D 2,16
Kaufpreis:	790.000,00 €
Betriebskosten:	109,00 €
USt.:	10,90 €
Provisionsangabe:	

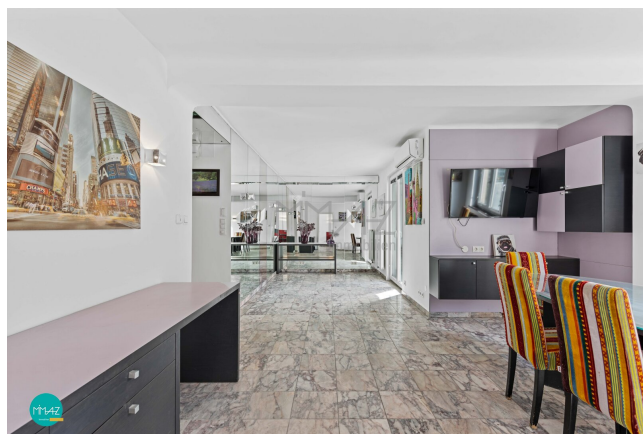
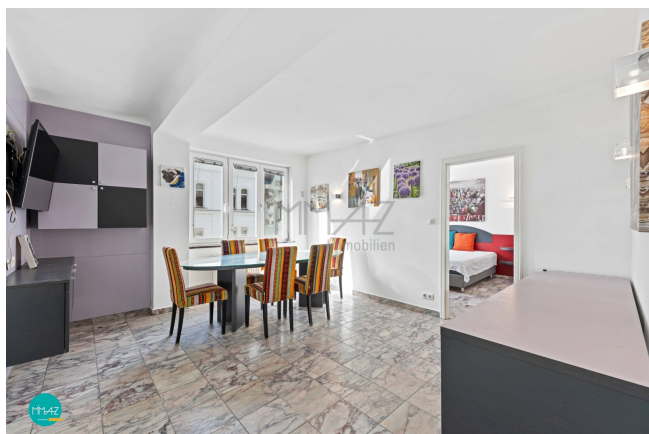
28.440,00 € inkl. 20% USt.

## Ihr Ansprechpartner

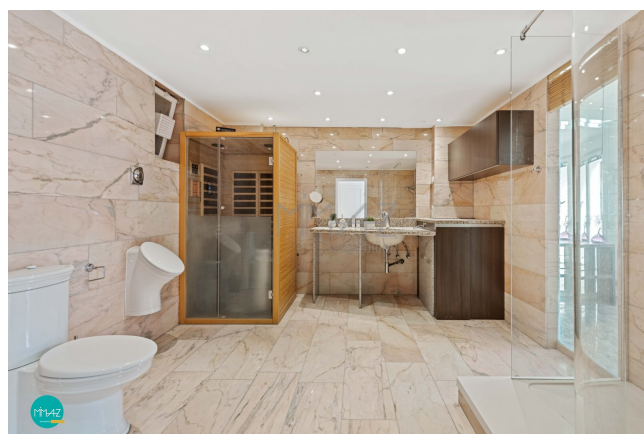


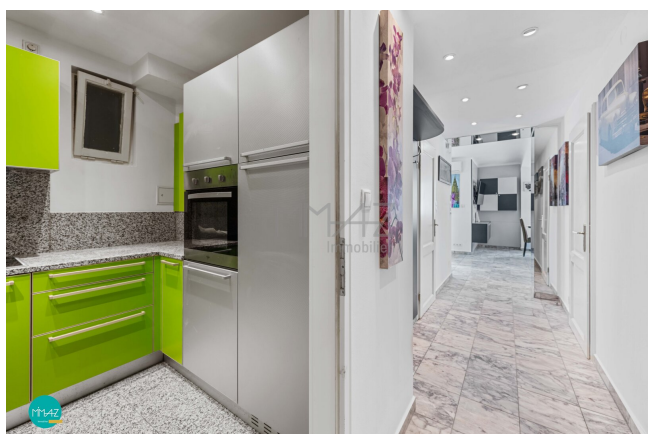
**Mag. Michaela Mazakarini**

MIMAZ Immobilien e.U.  
Leegasse 7





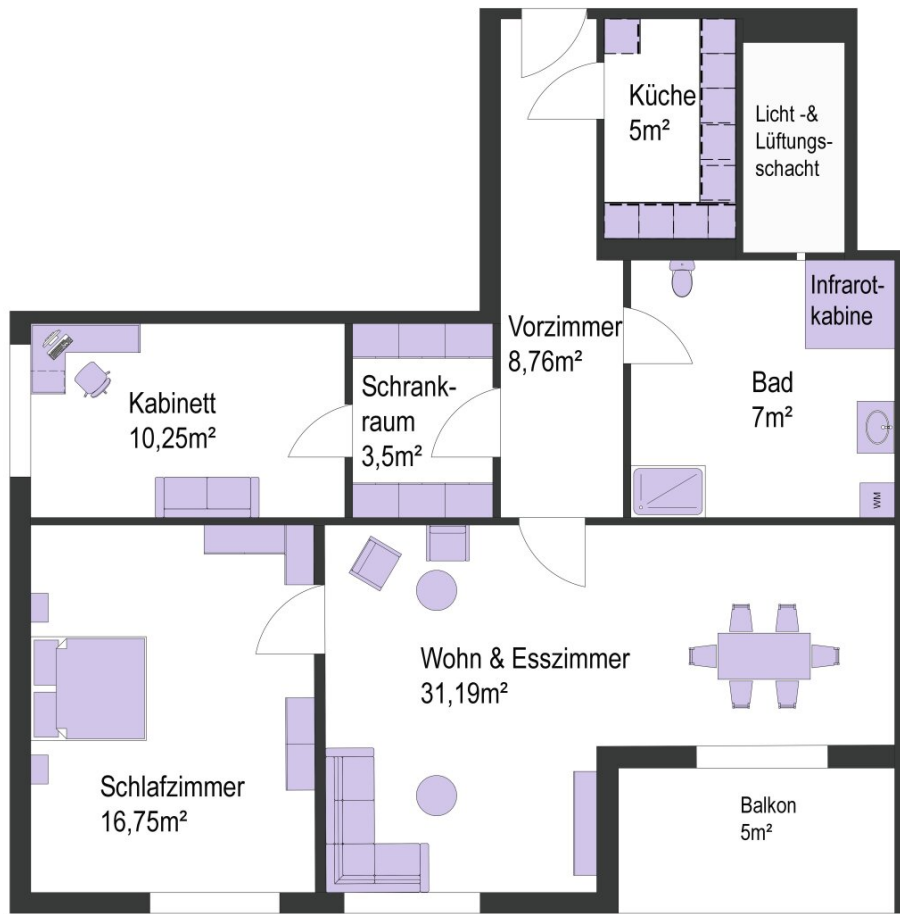














# Objektbeschreibung

## 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 €106,45 + 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