Top-apartment with 2 loggias and high-quality furnishings in a quiet and green location !!!



Vorraum

Objektnummer: 6451/177

Eine Immobilie von WVV Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2008
Zustand:	Gepflegt
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	90,60 m²
Zimmer:	4
Bäder:	1
WC:	1
Keller:	11,40 m²
Heizwärmebedarf:	C 44,80 kWh / m² * a
Gesamtenergieeffizienzfaktor:	B 0,91
Kaufpreis:	579.000,00 €
Betriebskosten:	139,80 €
USt.:	15,66 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Kristian ZIMMERMANN

WVV Immobilien GmbH
Tuchlauben 11/2/13-14



























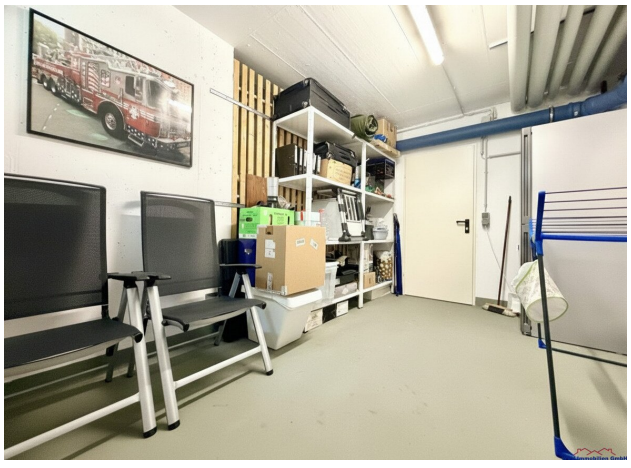




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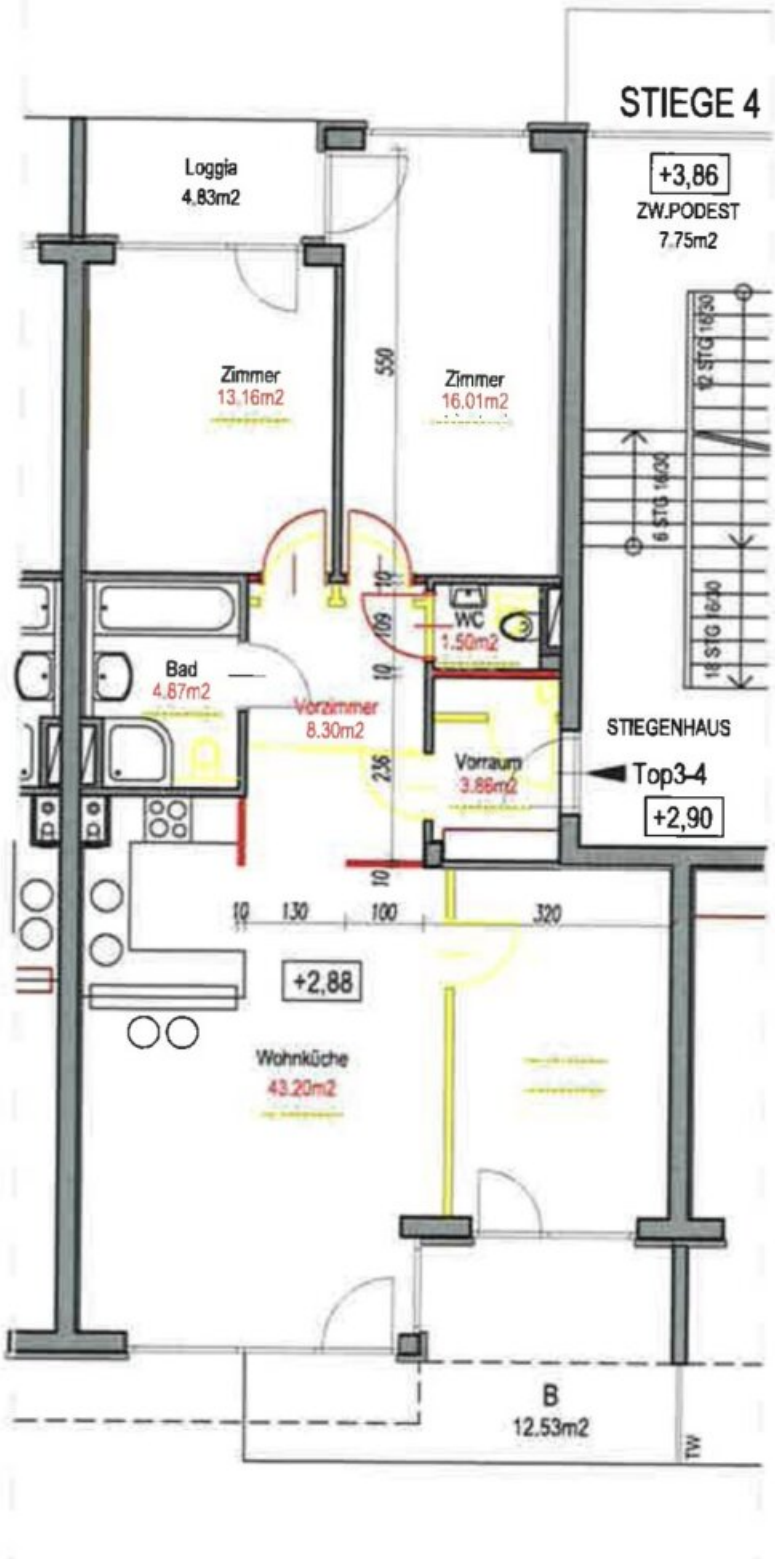

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Objektbeschreibung

On the first floor of a privately financed and very well-maintained new building apartment building lies this **high-quality equipped and modern 3 or 4-room apartment with a living area of about 90,60 m² and 2 loggias of about 17,36 m² with green view and quiet location**.

The beautiful dwelling is excellent for families or couples who value high-quality equipment, comfort, and living quality.

The spacious foyer impresses with designer furniture, custom-made built-in wardrobes that offer plenty of storage and are optimally integrated into the living concept.

The modern bathroom is equipped with a bathtub, glass shower, washbasin, and a MIELE-washer-dryer; directly opposite is the separate toilet with a hand washbasin.

A particularly large basement compartment offers additional storage and is also ideal as a hobby room or workshop.

The entire object meets the latest new build standards and convinces with high-quality materials in first-class execution.

The modern fitted kitchen is a highlight for cooking enthusiasts and creates together with the open living and dining area the communicative heart of the apartment.

The originally planned fourth room was opened up in favor of a spacious living and kitchen area, so that the (re-) creation of another room is easily possible if needed.

Two comfortable bedrooms complete the well-thought-out room concept. The master bedroom features a large TEMPUR-double bed and a high quality wardrobe, while the second bedroom serves as a study with a spacious wardrobe. Both bedrooms have direct access to one of the two loggias.

Otherwise, the apartment is equipped with underfloor heating, which can be digitally adjusted for each room and is connected to a modern central heating system.

The exclusively furnished apartment presents itself in an exceptionally well-maintained condition and gives the impression of a first occupancy. The living room and bedroom are additionally equipped with individually adjustable SAMSUNG split air conditioning units.

The property, which used to have 4 rooms, was converted into 3 rooms, with the current **features** including:

- **Built-in kitchen with designer extractor hood and top-brand appliances (DAN and MIELE)**
- **High-quality furniture and furnishings (HÜLSTA, TEAM 7, TEMPUR, JOOP, Dieter KNOLL, etc.)**
- **Elegant porcelain stoneware on living floors and both loggias, as well as in bathroom and toilet (BREITWIESER)**
- **Exquisite walnut parquet flooring in the two bedrooms**
- **Floor-to-ceiling large aluminum plastic insulated glass windows with triple glazing, electric exterior blinds, interior blinds, and insect screens**
- **Underfloor heating (individually digitally adjustable)**
- **Bathroom with bathtub, glass shower, washbasin, towel dryer, and MIELE washer-dryer**
- **Top sanitary equipment (GROHE and VILLEROY & BOCH)**
- **Built-in wall cabinets with plenty of storage**
- **Alarm system and video intercom**
- **Solid security door with additional bar and security locks**
- **2 air conditioning units (SAMSUNG split units)**
- **2 balconies or loggias**

- **1 large basement compartment**
- **Community garden**
- **Several bicycle and stroller storage rooms**
- **Free access to Badeteich and flower gardens in Hirschstetten**

A **car underground parking space** with a **private e-charging station** can be purchased separately with the apartment (purchase price: **EUR 25.000,--**).

The monthly **operating cost estimates** are:

- Operating costs for the apartment incl. reserve fund and VAT: **EUR 243,15**
- Operating costs for the garage incl. reserve fund and VAT: **EUR 15,43**

The repair fund reserve of the building as of 31.12.2025 amounts to: **EUR 224.059,76**

Heating, electricity, and hot water: billed individually according to consumption!

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 <1.000m
Klinik <1.000m
Krankenhaus <4.000m

Kinder & Schulen
Schule <1.000m

Kindergarten <1.000m
Universität <3.000m
Höhere Schule <3.500m

Nahversorgung
Supermarkt <500m
Bäckerei <1.000m
Einkaufszentrum <2.000m

Sonstige
Bank <1.500m
Geldautomat <1.000m
Post <1.500m
Polizei <1.500m

Verkehr
Bus <500m
U-Bahn <2.000m
Straßenbahn <1.000m
Bahnhof <2.000m
Autobahnanschluss <1.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap