

# "4th DISTRICT: BRIGHT APARTMENT IN PRESTIGIOUS BUILDING



01. Eigentumswohnung 1040 Wien

**Objektnummer: 1626\_26903**

**Eine Immobilie von RE/MAX Donau-City Immobilien**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung - Etage
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1040 Wien
<b>Baujahr:</b>	ca. 1875
<b>Zustand:</b>	Gepflegt
<b>Möbliert:</b>	Teil
<b>Wohnfläche:</b>	110,00 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	2
<b>WC:</b>	2
<b>Heizwärmebedarf:</b>	D 145,00 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	D 1,92
<b>Kaufpreis:</b>	820.000,00 €
<b>Infos zu Preis:</b>	

Fixpreis

### Provisionsangabe:

3.00 %

## Ihr Ansprechpartner



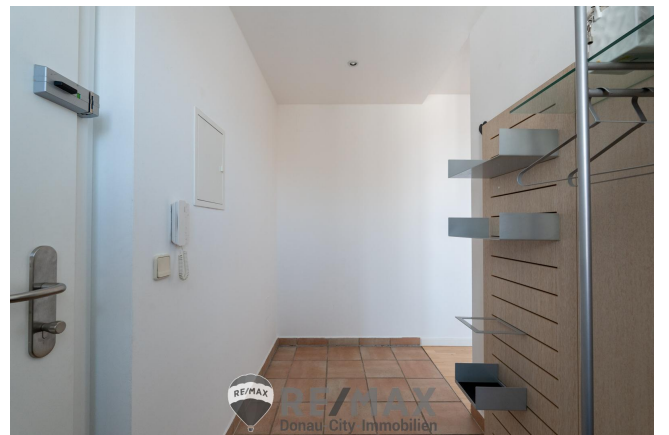
**MMag. Günter Tuhy**

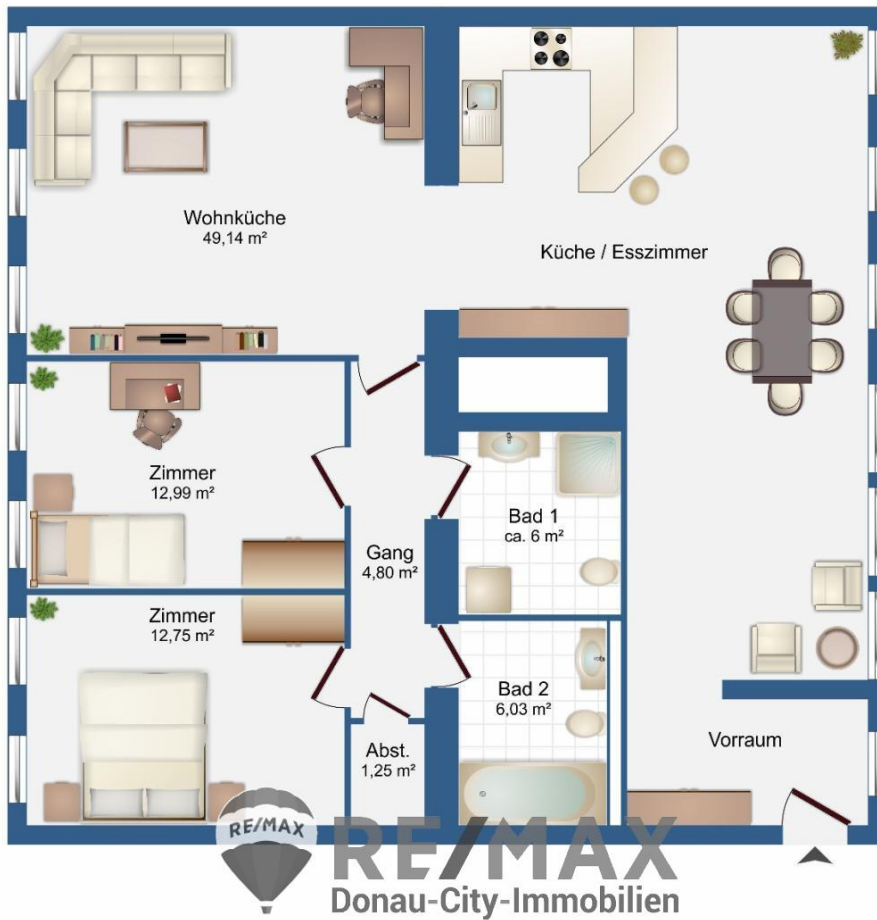
RE/MAX Elite  
Operngasse 26











## Objektbeschreibung

**"4th DISTRICT: BRIGHT APARTMENT IN PRESTIGIOUS BUILDING** A beautifully designed apartment with approximately 110 m<sup>2</sup> of total floor space is now available in a distinguished historic building in the sought-after 4th district. The apartment was created as part of an attic conversion completed around 1995. This elegant property is thoughtfully laid out and impeccably maintained, offering both charm and modern comfort. The historic building in Anton-Burg-Gasse 2, adorned with an ornate façade reflecting the architect's flair for plasticity, was originally constructed in 1875 by the renowned architects G. Demski and J. Matasek. Located on the 4th floor, the apartment features two spacious bedrooms and a generous open-plan living area that seamlessly connects to the kitchen. The versatile layout provides ample possibilities for various uses, catering to even the most refined tastes. Passing through the anteroom, one is immediately impressed by the abundant natural light streaming through a series of large windows, illuminating the entire space. The layout is designed to create a seamless flow between the living, dining, and kitchen areas, fostering a welcoming and open atmosphere. The fully equipped kitchen boasts an elegant design, while the expansive living area features high-quality parquet flooring, enhancing the apartment's warmth and sophistication. In addition, the apartment includes two bathrooms and two toilets. Additionally, all the remaining furniture pieces (e.g. from the designer brand Ligne Roset) can be retained at no extra cost. A private cellar compartment of approximately 2.5 m<sup>2</sup> is included in the offer, and a bicycle storage area is conveniently located in the building's interior courtyard. Situated in the lively and urban 4th district, this property is surrounded by a diverse selection of top-tier restaurants, bars, and unique boutiques. It is also only a couple of steps away from Wiedner Hauptstraße, where newly planted trees and widened bike lanes enhance the vibrant streetscape. Excellent infrastructure and public transportation options are easily accessible.

**Purchase price: € 820.000,--** Der Vermittler ist als Doppelmakler tätig!Angaben gemäß

gesetzlichem

Erfordernis:

Heiz 145.0

wärm kWh/(

ebed m<sup>2</sup>a)

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