

**Perfect for families! Apartment with 130m<sup>2</sup> in a prime location in 1180 Vienna!**



**Objektnummer: 79288**

**Eine Immobilie von EHL Immobilien GmbH**

## Zahlen, Daten, Fakten

Adresse	Gentzgasse
Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1180 Wien
Baujahr:	1900
Zustand:	Erstbezug
Alter:	Altbau
Wohnfläche:	130,20 m <sup>2</sup>
Zimmer:	5
Bäder:	2
WC:	2
Balkone:	1
Terrassen:	1
Heizwärmebedarf:	D 130,00 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	D 2,15
Kaufpreis:	999.000,00 €
Betriebskosten:	302,07 €
USt.:	34,58 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner



**Mag. (FH) Ingrid Neugebauer**

EHL Wohnen GmbH











# Gentzgasse



MASSSTAB 1:100  
NUR BEI AUSDRUCK IN DATEI MASSSTÄBLICH

- alle Höhen in cm
- PH ... Parapet
- VS ... Vorlestufe
- OL ... Oberlicht
- RH ... Raumhöhe
- GH ... Geländerhöhe
- ZH ... Zaunhöhe
- PH ... Parapethöhe
- HT ... Handtuchheizkörper
- ↓ ... Sicherungskasten
- ▼ ... Lüftung



Adresse:  
Gentzgasse 135 / Simonygasse 10  
1180 Wien

## TOP 22

WOHNFLÄCHE: ca. 130,2 m<sup>2</sup>  
BALKON: ca. 5,9 m<sup>2</sup>

Unverbindliche Plankopie.  
Dieser Plan ist nicht für die Bestellung von Einbaumöbeln verwendbar. Naturmaße erforderlich!

PLANSTAND





## Objektbeschreibung

The apartment is located in Gentsgasse in the 18th district of Vienna. It is near Türkenschanzpark. The 18th district is characterized by lovely residential buildings and green parks, providing a quiet and pleasant living environment. In the immediate vicinity, there are various amenities such as a doctor, a pharmacy, a clinic, a school, a kindergarten, a university, a higher education institution, and a supermarket.

Welcome to the home of your dreams! This stunning apartment in 1180 Vienna offers everything you could wish for a comfortable and stylish life in the capital. With an area of 130m<sup>2</sup> and 5 spacious rooms, it provides ample space for you and your family. The apartment is located on the 3rd floor of a beautiful historic building and has been top renovated!

As you enter the apartment, you will immediately be captivated by the bright and open living concept. The high-quality tiles and herringbone parquet floors create an elegant atmosphere and give the apartment a modern touch. The spacious living area and the additional rooftop terrace of approximately 24m<sup>2</sup> offer plenty of space for cozy evenings with family and friends. A courtyard-facing balcony invites you to enjoy your morning coffee outdoors.

The apartment features 2 bathrooms and 2 toilets, which is especially practical for larger families or guests. The bathrooms are equipped with high-quality fittings and have windows that provide ample daylight. Here you can relax in the bathtub and leave the daily stress behind. An elevator adds to the comfort.

The location of this property is unbeatable. With excellent transport connections by buses, trams, and the train station, you are always well connected. Nearby you will find everything you need for daily life - from doctors and pharmacies to schools, kindergartens, universities, and supermarkets. Culinary delights are also catered for, as there are numerous restaurants and cafés in the vicinity.

This apartment is perfect for families or anyone who wants to enjoy the vibrant life in Vienna. Don't miss the chance to find your dream home in this sought-after location. Contact us today for a viewing!

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 <250m

Apotheke <250m

Klinik <1.000m

Krankenhaus <1.500m

**Kinder & Schulen**

Schule <250m

Kindergarten <250m

Universität <750m

Höhere Schule <250m

**Nahversorgung**

Supermarkt <250m

Bäckerei <250m

Einkaufszentrum <1.500m

**Sonstige**

Geldautomat <250m

Bank <250m

Post <500m

Polizei <500m

**Verkehr**

Bus <250m

U-Bahn <1.500m

Straßenbahn <250m

Bahnhof <250m

Autobahnanschluss <2.750m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap