

A Private City Residence in the Heart of Vienna



Immobiliennummer: 34865
Ort / Region: 1010 Wien
Wohn- / Nutzfläche: ca. 140 m²
Vermittlungsvergütung: 3 % zzgl. Ust

Kaufpreis (in Euro): auf Anfrage
Energieausweis: HWB 87/fGEE 1.161

Kurzbeschreibung

A Rare Opportunity in the 1st District of Vienna - one of the worlds most livable cities in the world, where culture meets timeless Living.

Detailbeschreibung

AWZ Immo-Invest GmbH & Co KG, A-4615 Holzhausen, Landstrasse 3, Telefon: +43 (0) 7243 - 58 6 34, Fax: +43 (0) 7243 - 57 4 52

Firmenbuch: FN 390088i, LG Wels, UID Nr.: ATU67697539, E-mail: office@AWZ.at, Homepage: www.AWZ.at

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Own a luxury apartment in Vienna's heart. Not just real estate; it's a way of life. Live.

Step outside, and within minutes you are at St. Stephen's Cathedral, the Vienna State Opera, world-class museums, elegant cafés, and vibrant boulevards.

Whether for representation, retreat, or working from home: this residence is versatile - just like you.

a fourth-floor apartment of approx. 140 m² that blends modern elegance with classical viennese charm - ideal for cultural weekends, family visits, or extended stays.

This residence is perfect for:

- Cosmopolitan families who want a secure, elegant European base.
- Art & culture enthusiasts who visit Vienna regularly.
- Professionals and entrepreneurs who appreciate short distances and prestige.
- Lifestyle buyers who value community, tradition, and beauty.

Buying here means joining a select international circle - people who love Vienna and treat the city like their second home.

This residence offers:

- Cultural capital: live surrounded by history and beauty.
- Financial capital: stable value in a premium micro-location.
- Emotional capital: the joy of living in one of the world's most livable cities.

You are not just buying square meters. You are buying freedom, elegance, and the power to share Vienna with the people you love.

These images are AI-generated and are meant to convey an impression of the city's livability and unique charm.

Ausstattung

Approx. 140 m², perfectly designed.

- Approx. 50 m² living & dining salon
- Two elegant bedrooms, each with en-suite bathroom
- Bedrooms facing the quiet inner courtyard for peaceful nights
- High ceilings (Approx. 2.55 m) and large windows for natural light

Finishes

- Miele kitchen with integrated appliances
- Fine, durable materials and considered detailing
- Contemporary bathrooms adjoining both bedrooms

Building & Services

- Lift access
- Modern building services
- Secure, well-kept common areas

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2 parking spaces available (subject to availability).

Nähere Informationen erhalten Sie bei Herrn Hans Berger unter + 43 - 664 - 38 29 118.

**Haben Sie eine Immobilie zu verkaufen,
dann freue ich mich auf Ihre Kontaktaufnahme.**





