

****Living at Esteplatz - High-quality and bright 4-room apartment with far-reaching views!****



PMP246-AN-24891-010

Objektnummer: 141/82115
Eine Immobilie von Rustler

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1030 Wien
Baujahr:	1980
Wohnfläche:	114,00 m ²
Zimmer:	4
Bäder:	2
WC:	1
Heizwärmebedarf:	C 53,70 kWh / m ² * a
Gesamtmiete	2.600,00 €
Kaltmiete (netto)	2.361,22 €
Betriebskosten:	217,07 €
USt.:	21,71 €

Ihr Ansprechpartner



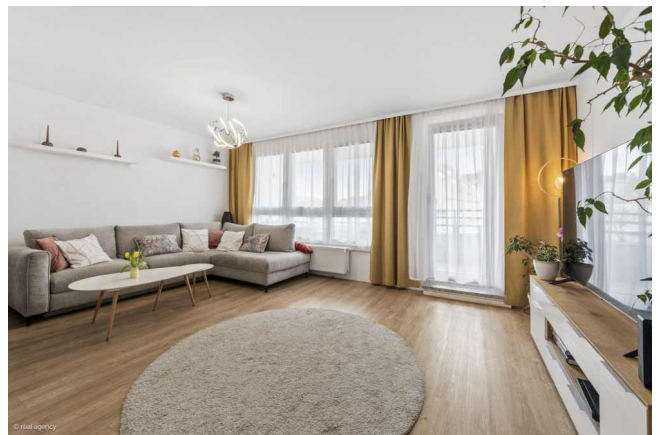
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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.

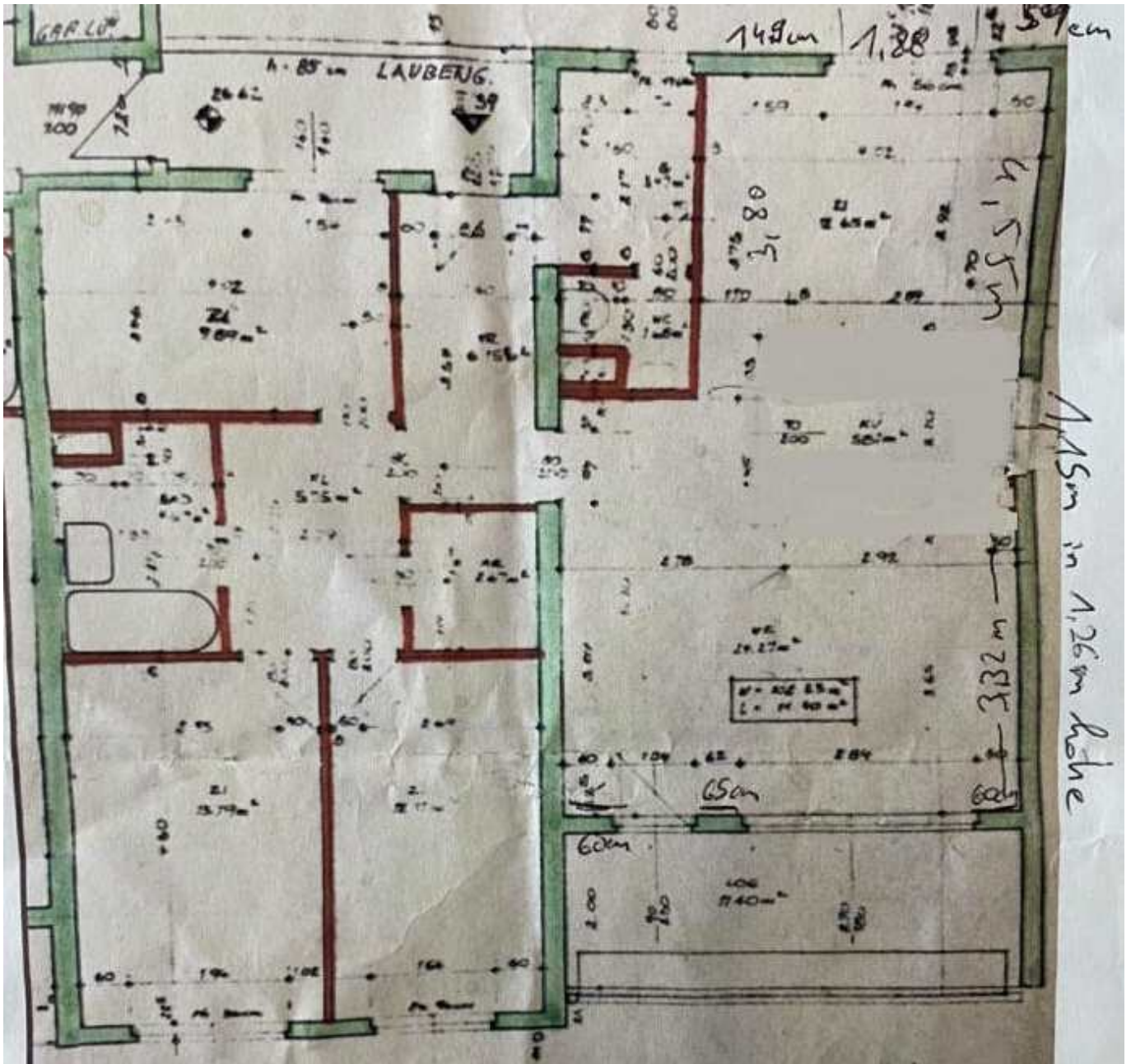


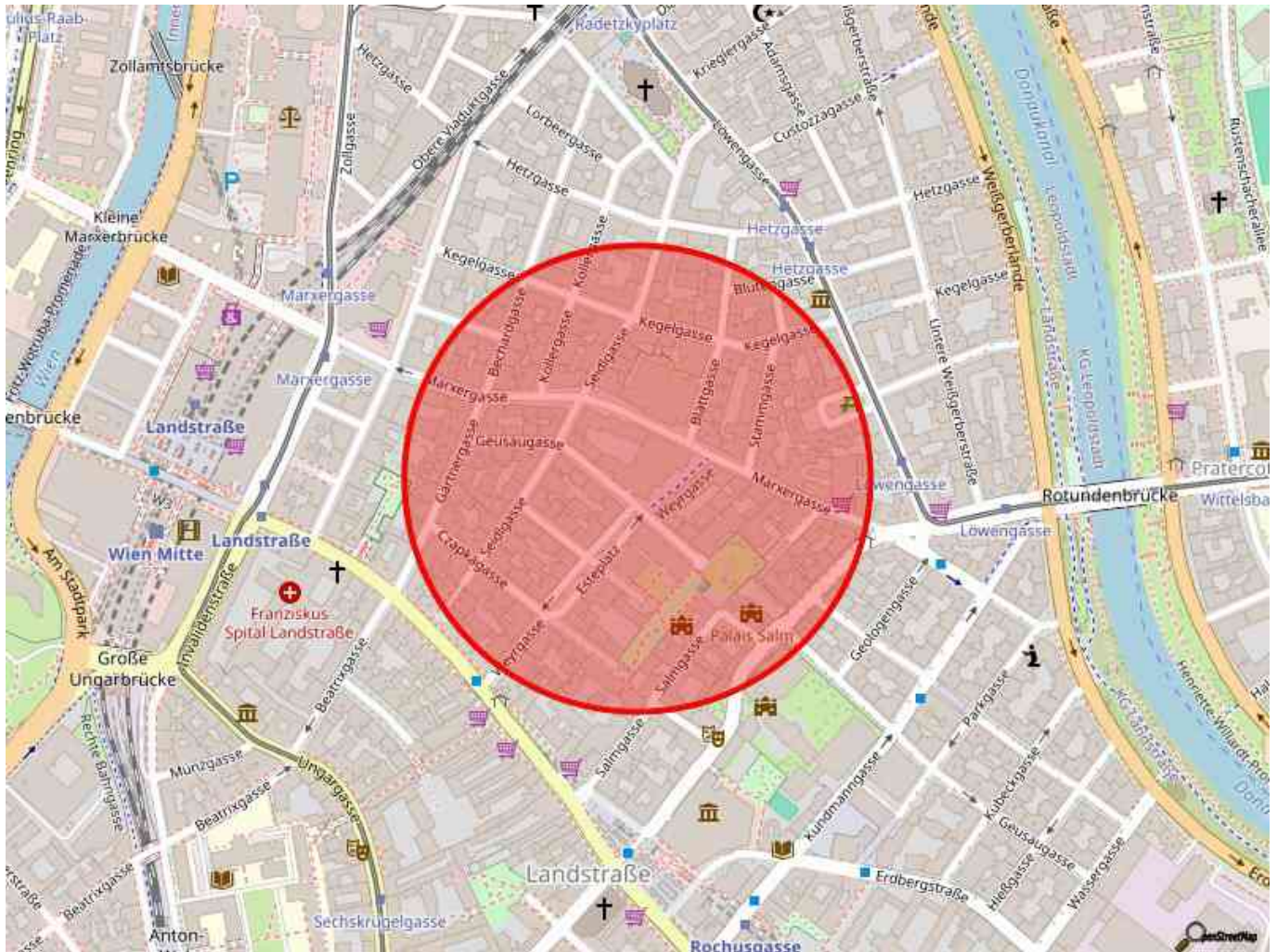












Objektbeschreibung

Exclusive 4-Room Apartment of the Highest Quality in the Heart of the City

Property Description:

Located just a stone's throw from the lively Landstraße Main Street and directly on the coveted Esteplatz, this exclusive and elegantly designed 4-room apartment is situated in a quiet side street in the desirable 3rd district of Vienna!

This top-tier residential gem, which impresses not only with its prime central location but also with its high-quality furnishings, spans an impressive 114m² and consists of four peaceful rooms.

This move-in ready dream home shines in excellent condition, having been extensively renovated about four years ago. The elevator will take you effortlessly to the 6th floor of a new building from 1980. Upon entering, you are welcomed by a spacious and airy foyer, which leads you into the sun-drenched living room, featuring an open kitchen and dining area that create a harmonious ambiance. From the generous living area, you step out onto the inviting loggia, perfect for relaxing and soaking up the sun while enjoying an expansive view.

Through another hallway, you will find three spacious and quiet (bed)rooms that can serve as retreats, home offices, or spaces for personal hobbies. Furthermore, the apartment offers two stylish bathrooms – one with a bathtub and the other with a shower – both of which feature high-quality fixtures and an appealing design. An additional storage room provides practical space for everyday essentials and contributes to an organized living atmosphere.

Overall, this high-quality apartment offers the perfect home for discerning residents who value design, comfort, and a prime location in Vienna.

The apartment is located on the 6th floor and is laid out as follows:

- Hallway
- Guest bathroom with WC
- Open-plan kitchen and large living room
- Loggia
- Hallway
- 3 (bed)rooms
- Bathroom with bathtub and WC
- Storage room

Location Description:

The apartment is located less than 100 meters from the renowned Esteplatz in Vienna's 3rd

district, enjoying an extremely attractive position in one of the city's most sought-after areas. Esteplatz, named after the heir to the throne Franz Ferdinand of Austria-Este, is known for its pleasant atmosphere and green spaces. Here, you can relax and enjoy the surroundings during a leisurely walk.

The excellent infrastructure of the area makes it incredibly convenient to explore the city center and surrounding parts of Vienna. With easy access to public transportation, including U3 and U4 subway lines at the Landstraße station, as well as numerous bus connections, the city center and surrounding areas are just a short distance away.

Nearby shopping options are varied and include popular shopping centers like The Mall and the Landstraße Wien Mitte shopping street. Schools and kindergartens are also easily accessible, making the apartment particularly attractive for families.

Additionally, numerous leisure activities are available, including the nearby Stadtpark, known for its green spaces, walking paths, and landmarks like the Johann Strauss monument. Overall, the location at Esteplatz offers the perfect combination of urban living and recreational opportunities.



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