

LIVING IN THE 1st DISTRICT OF VIENNA - TOP APARTMENT FOR SALE



Objektnummer: 5570/447

Eine Immobilie von Kirschner Immo GmbH

Zahlen, Daten, Fakten

Adresse	Gonzagagasse
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1010 Wien
Baujahr:	1967
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	72,03 m ²
Nutzfläche:	77,75 m ²
Zimmer:	3
Bäder:	1
WC:	1
Heizwärmebedarf:	D 103,90 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 1,86
Kaufpreis:	700.000,00 €
Betriebskosten:	119,87 €
Heizkosten:	97,54 €
USt.:	31,50 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner

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

















Objektbeschreibung

This spacious and bright 3-room apartment offers a living space of 72 square meters and is in a prime location in the 1st district of Vienna. The apartment was last renovated in 2016 and has high-quality features such as real wood parquet in the living area and marble floors in the wet area.

Important INFO: The apartment is currently rented, but viewings are possible at any time and the property will also be handed over without tenant!

When you enter the apartment you enter a spacious hallway that leads to all rooms. The living room is inviting and offers enough space for cozy evenings with family and friends. Large plastic windows let in lots of natural light and offer wonderful views of the surrounding area. Blinds provide privacy and sun protection. The kitchen is modern and functionally designed and offers all the necessary appliances and storage space. Here you can develop your culinary skills and prepare delicious meals. The apartment has two bedrooms, both of which have enough space for a bed and a wardrobe. Here you can retreat and enjoy a restful night's sleep. Another room can be used as a study, children's room or guest room - depending on your needs. The bathroom is equipped with a bathtub where you can relax and leave the stress of everyday life behind you. High-quality marble floors give the bathroom an elegant and luxurious feel.

A special attraction of the apartment is the loggia with almost 6 square meters. Here you can enjoy the fresh air and let your gaze wander over the city. The apartment is on the 7th floor of the building. An elevator is available to facilitate your access to the apartment. The apartment was completely renovated in 2015/2016. The following work was carried out on the apartment and the following was renewed: Floors (marble and parquet floors) suspended ceiling, indirect lighting, doors with door frames, security entrance door, Air conditioner, Kitchen, Bath, Toilette.

The location of the apartment is unbeatable. It is located in the heart of Vienna's 1st district and offers you a variety of shopping opportunities, restaurants, schools and public transport in the immediate vicinity. The nearest subway station is Schwedenplatz, which is just a few minutes' walk from Gonzagagasse. The subway lines U1 and U4 meet at this station. The U1 runs along the Ringstrasse and offers good connections to important districts such as Karlsplatz, Stephansplatz and the Prater. The U4 takes you to Schönbrunn Palace and the Naschmarkt, among other places. There are also several tram and bus lines near Gonzagagasse. Tram lines 1 and 2 run along the ring and offer a scenic ride through the city center. Bus line 3A connects the 1st district with the 9th district and the Vienna Woods. With these public transport you have good connections to other parts of the city, train stations and airports. You can easily

get to the main attractions, shopping areas, restaurants and cultural institutions, as well as to work. Gonzagagasse therefore offers you an excellent location with a variety of public transport in the immediate vicinity, allowing you to easily reach all of Vienna.

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 <500m
Klinik <750m
Krankenhaus <750m

Kinder & Schulen

Schule <500m
Kindergarten <250m
Universität <750m
Höhere Schule <1.000m

Nahversorgung

Supermarkt <250m
Bäckerei <250m
Einkaufszentrum <1.250m

Sonstige

Geldautomat <250m
Bank <250m
Post <500m
Polizei <500m

Verkehr

Bus <250m
U-Bahn <250m
Straßenbahn <250m

Bahnhof <500m

Autobahnanschluss <3.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap