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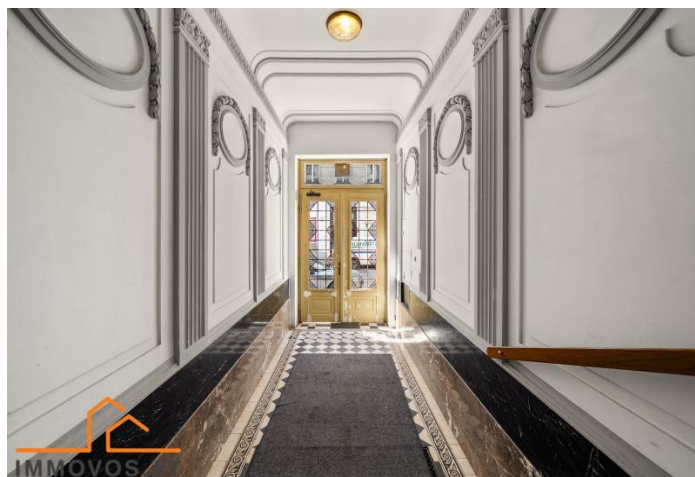
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MODERNIZED UPPER MIDDLE-CLASS APARTMENT IN A PRIME URBAN LOCATION



ÜBERBLICK

Objekt ID:	46614
Bundesland:	Wien
Bezirk:	Wien 2., Leopoldstadt
Ort:	Wien 2., Leopoldstadt
Lage:	Zwischen Augarten und Schwedenplatz
Verkehrsanbindung:	Straßenbahnlinie 2, Buslinie 5A

KOSTEN

Preis:	€ 1.750.000,00
Betriebskosten (ex. USt):	€ 314,94
Liftbetriebskosten (ex. USt):	€ 56,12
sonst. Kosten (ex. USt):	€ 66,06
mtl. Kosten (inkl. USt.):	€ 474,22
Provision:	3.00% + 20% USt

A RARE OPPORTUNITY AWAITS YOU HERE --> A PERIOD BUILDING FROM THE TURN OF THE CENTURY 1900 FACING TABORSTRASSE AND LASSINGLEITHNER-PLATZ IN A WELL-RUN HOUSE!

Around 15 years ago, the apartment was converted to meet the contemporary needs of a large family while retaining its upper-middle-class style.

The floor plan offers a private area in addition to the representative rooms. The parents' area, which has a separate bathroom with a toilet and a walk-in wardrobe, is separated from the area with the children's rooms and the representative rooms.

The eat-in kitchen is a paradise for chefs and all gourmets and gourmands: large stone worktops and double equipment for the stove, dishwasher and sink! One hob runs on gas, the other and the two ovens on electricity. The large eat-in kitchen adjoins the dining room, which is roughly the same size, with ample space

FLÄCHEN

Wohnfläche ca.:	203,54 m ²
Nutzfläche ca.:	212,71 m ²
Loggia Fläche ca.:	2,38 m ²
Kellerfläche ca:	6,79 m ²

DETAILDATEN

Verfügbar ab:	September 2025
Baujahr:	1910
Zimmer:	7
Stockwerk:	2
Bäder:	2
Anzahl WCs:	3
Anz. Loggia:	1
Alter:	Altbau
Heizung:	Etagenheizung
Befuerung:	Gas
Heizwärmebedarf:	105 kWh/m ² /Jahr
fGEE:	2,22
Boden:	Parkett
Boden:	Fliesen

AUSSTATTUNG:

Einbauküche	✓
Lift	✓
Keller	✓
Klimaanlage	✓
Flügeltüren	✓
kameraüberwacht	✓

for family and guests.

Room layout:

- .) Master bedroom/parents' area with wardrobe approx. 29 m², bathroom and WC en suite
- .) 4 children's rooms each approx. 13 to 14 m²
- .) 2 representative rooms - living room with 27 m² and dining room with 25 m²
- .) spacious eat-in kitchen with 24 m²
- .) all rooms (except the dining room) are centrally accessible via the anteroom (26 m²)
- .) 2 bathrooms, 3 WCs, spacious anteroom

Equipment features:

- .) Air conditioning in master bedroom, living room and eat-in kitchen
- .) Stylishly renovated burglar-resistant entrance door
- .) Separate guest WC
- .) "Security lock" with fingerprint technology at the entrance (also at the elevator)
- .) Separate lighting circuits with timer inside the apartment
- .) Storage space in the ceiling in the vestibule to the children's area

The apartment is located in Taborstraße at the level of the historic grain exchange, on Lassingleithner Platz, within walking distance of Vienna's city center at Schwedenplatz and to the north of Augarten and offers a perfect infrastructure: appealing, diverse stores and charming restaurants can be found here as well as supermarkets and bank branches. The area around the Karmelitermarkt with its diverse culinary offerings is within walking distance.

The subway lines U1 (Schwedenplatz or bus 5A to Nestroyplatz), U4 (Schwedenplatz) and U2 (Taborstraße) are also within walking distance and can be reached by streetcar and bus. You can also walk to the Innere Stadt and Morzinplatz with the airport bus stop. Stations for streetcar line 2 and bus line 5A are in the immediate vicinity of the apartment.

Summary: This apartment is suitable for large and small families as well as flat-sharing communities who want to live close to the city center with excellent public transport connections and yet away from the tourist hustle and bustle in an urban location characterized by small stores and charming restaurants.

Sought-after purchase price: € 1.75 million

Monthly operating costs including pro rata repair fund: € 474.22 plus costs for energy supplier, telecommunications, ORF fee etc. (the monthly house operating costs are well below the Viennese average!)
Incidental purchase costs for drawing up the contract, land transfer tax, registration fee, brokerage commission, possibly bank financing. For land register applications until June 30, 2026, the fees up to the assessment basis of € 500,000 per purchaser are waived for a period of five years for the registration of the ownership right in the land register (1.1%, i.e. savings of € 5,500 each) as well as for the registration of a lien in connection with the purchase (1.2%, i.e. € 6,000).

If you are interested, we will be happy to provide further information and arrange a viewing (please allow a few days' lead time as the apartment is occupied): Please use the contact form.

