

Wien, Josefstadt

# Authentic Viennese Living in a Historic Gem

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FÜR SIE IN DEN BESTEN LAGEN



???? ??????: 1.390.000 EUR • ??????????: ca. 179 m<sup>2</sup> • ??????: 6

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Welcome to your potential new home in a prime location directly adjacent to the Rathausviertel and the first district in Vienna. This sunny and quietly situated historic apartment on the 2nd floor offers nearly 180 m<sup>2</sup> of living space, providing an authentic Viennese living experience, characterized by classic architectural elements and generous proportions. Description: In a prime location in the heart of Vienna, this sunny and quietly situated historic gem on the 2nd floor is now for sale. This stylish apartment meets all the criteria of a dream historic property: herringbone parquet floors, traditional Viennese double doors, timeless bathrooms, and stuccoed ceilings. Additionally, the approximately 3.7-meter-high ceilings create an airy ambiance and emphasize the historical charm of this property. The total of 6 rooms offer ample space for individual design possibilities, catering to the needs of discerning residents. Layout: The layout includes two equally sized representative salons, and all the bedrooms face the quiet and green inner courtyard, enhancing the advantages of this apartment. Timeless tiles have been used in the bathrooms. The larger of the two bathrooms is equipped with a bathtub, sink, toilet, and washing machine connection, while the second bathroom has a shower tub. \* Bright and spacious entrance area \* Two equally sized salons \* Separate kitchen with a window facing the light well \* Large bathroom with bathtub \* Small tiled bathroom with shower \* Courtyard-facing study \* Quiet bedroom \* Children's room \* Guest room/dressing room Additionally, the apartment includes its own large basement storage unit in the building. The upscale Gründerzeit building with classical architecture was revitalized a few years ago, during which a passenger elevator was installed in the courtyard, and is located on a quiet one-way street. Photo credits: "© PicMyPlace".

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Just a few hundred meters from the Votive Church and the Town Hall, the location couldn't be much better and offers excellent local amenities and shopping opportunities. The connection to public transportation is outstanding, with the U2 subway line (Schottentor) and the U2xU5 subway interchange (Rathaus) opening in 2026. Additionally, numerous tram lines (1, 2, 5, 43, 44, and 71) and bus lines operate in the area. The city center is within walking distance, as are numerous cultural and recreational opportunities.



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Herten Immobilien GmbH

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*To Disclaimer of von Poll Immobilien GmbH*

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