

**YOUR CONTACT PERSON**

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1190 Vienna - First occupancy after renovation!  
4-room apartment in an old building with private  
garden in an excellent location - perfect for living  
and working!

TYPE OF PROJECT	Apartment	OBJECT NO.	694
PURCHASE PRICE	849.000,—€	ROOM	4
LIVING AREA	approx. 130.73 m <sup>2</sup>		



Near Sieveringerstrasse - 1190 Vienna (19th,  
Döbling)

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## MASTER DATA

Property type	Apartment
Living space (approx.)	130.73 m <sup>2</sup>
Room	4

## OBJECT DESCRIPTION

Newly renovated old apartment in a period building!

The apartment with its approx. 131 m<sup>2</sup> of living space, divided over 2 levels, is located between Sonnbergmarkt and Sieveringer Strasse in a highly sought-after residential area.

The magnificent old house has also been completely renovated and has a prestigious appearance.

On the entrance level on the mezzanine floor there are

- the spacious living area with approx. 30 m<sup>2</sup>
- an additional room with approx. 17 m<sup>2</sup> on the garden side
- the kitchen room with all connections, ready for covering
- one WC
- the central vestibule and
- The exit to the private garden with covered terrace.

The second level of the apartment is located in the basement and is finished with underfloor heating, so that there is room for personal design wishes. Here are 2 further rooms with approx. 14 and 11 m<sup>2</sup>, an open-plan room with approx. 17 m<sup>2</sup> and access to the small courtyard terrace, the spacious bathroom, a technical/storage room and a WC.

The two rooms on the street side could be converted back into one large room if required and would be ideal for use as a studio or office space, for example.

To summarize some data:

Living space: 130.73 m<sup>2</sup>

Garden: 63,92 m<sup>2</sup>

Terrace: 22.49 m<sup>2</sup>

Courtyard with embankment:

11.78 m<sup>2</sup> Operating costs: €

260/month Energy certificate:

Heating requirement (HWB):

104.4kWh/m<sup>2</sup>.a Overall energy efficiency  
factor fGEE: 1.47

The location around the corner from Obkirchergasse/Sieveringer Strasse leaves little to be desired. All stores are within walking distance, as is public transportation.

Contact:

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Living room



Room ground floor



Anteroom in the direction of the WZ



Garden and terrace





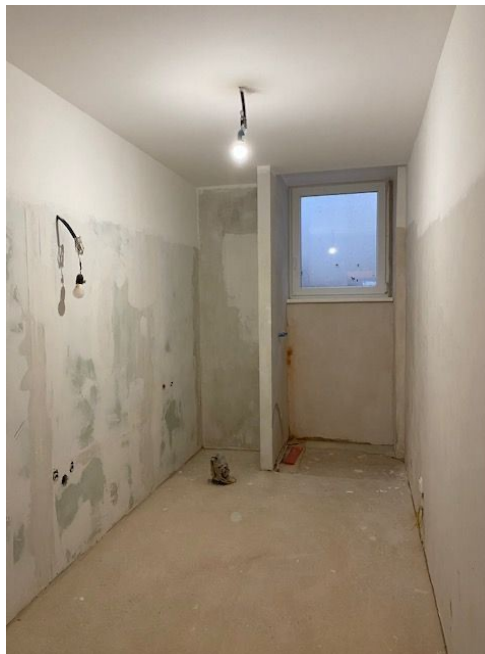
Garden house view courtyard-1



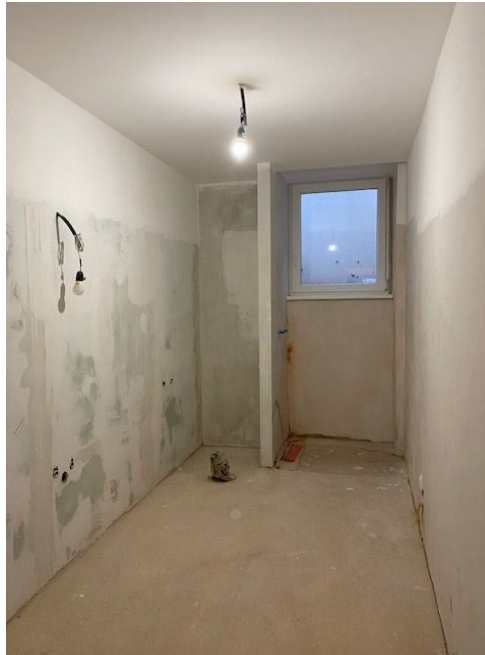
Anteroom facing the garden



Kitchen



Bad ST



Bath ST-1



Terr ST-1 output





Room 1 ST



Output Terr ST



Apartment entrance



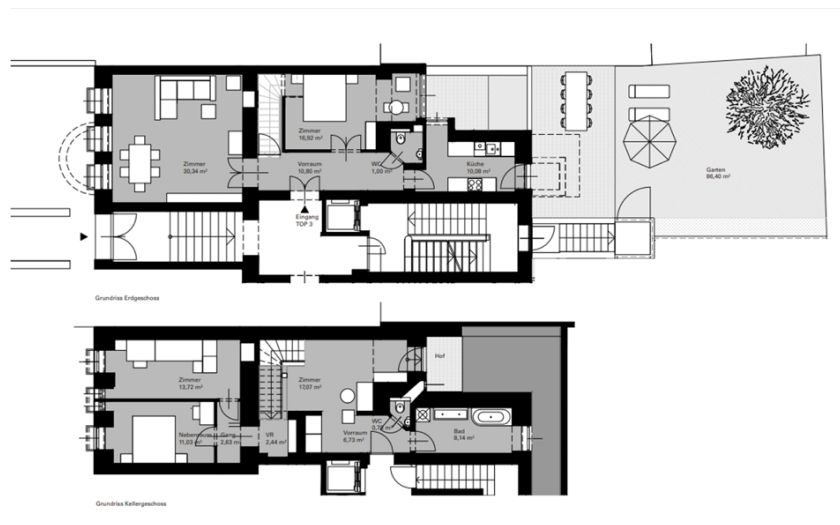
Staircase



House entrance



Room ST



Floor plan