



#00010062270007

"Margarete" top floor extension in the heart of the 5th district,  
from 2028 directly next to the U 2 station Reinprechtsdorfer  
Straße

1050 Wien



Purchase price: 698.000,00 €

Living Area: 69,20 m<sup>2</sup>

Rooms: 2

#### YOUR CUSTODIAN



Ing. Wolfgang Wagner  
Immobilientreuhänder (Makler)  
Raiffeisen Immobilien Vermittlung  
wolfgang.wagner@riv.at  
+43 664 60 517 517 78





## DESCRIPTION

Top 41

The apartment is located on the second level of the attic and is approximately east-west oriented.

It is entered via an anteroom, from which the toilet and the spacious, almost 42 m<sup>2</sup> large and light-flooded living room with open kitchen can be reached.

From the living room there is access to a south-facing terrace as well as to the bathroom and a bedroom of about 20 m<sup>2</sup>.

Via the living room, a spiral staircase leads to the approx. 34 m<sup>2</sup> roof terrace above the apartment with a fantastic panoramic view.

The project

Margarete is an innovative residential project, named after the place where it was built: the fifth district of Margareten in Vienna. In the attic of a Gründerzeit house built in 1893, 8 new apartments are being built on two levels in lightweight construction according to the current and already approved planning.

All residential units have open spaces in the form of terraces and are flooded with light, bright and friendly due to the large skylights and vertical windows with triple insulated glazing.

The skylights with awnings also meet the most modern living standards.

Heating and cooling are provided energy-efficiently by a heat pump and underfloor heating.

The apartments are generally handed over ready for occupancy. At the request of the buyer, a turnkey handover is possible for an additional charge.

Highlights:

8 attic apartments

all with terraces

1 - 4 rooms

33 - 157 m<sup>2</sup> living space

Cooling & heating with heat pump

Excellent infrastructure and public connection to U 2 directly in front of the door from 2028.



For equipment details, please refer to the construction and equipment description.

In the course of the attic conversion, an elevator will also be installed over all floors.

Take advantage of the opportunity available now at the start of the project to create your optimized floor plan for your personal needs within the framework of the static and building code conditions.

Purchase price from EUR 264.000.--

Project started, completion expected in summer 2025.



## FITTINGS AND PROPERTIES

### PROPERTIES



Category	Rooftop
Usage Type	Living
Sales Type	Buy
Reservation slip required	No
Form of ownership	Condominium in Founding
Year of construction	2023/24
Construction status	Planned

### AREAS

Living Area	ca. 69 sqm
Terrace Area	ca. 44 sqm

## ENERGY CERTIFICATE

### *Available*

Energy Certificate Date	01.02.2023
Valid until	31.01.2033
HWB-Value (KWh/m <sup>2</sup> /a)	28,00
HWB Class	 B
fGEE Value	0,60
fGEE Class	 A+

## SEGMENTATION

Total Rooms	2
Floors	2
Bathrooms	1
Toilets	1
Bedrooms	1
Terraces	2



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	698.000,00 € incl. VAT
----------------	------------------------

### TOTAL

Total buy price	698.000,00 € incl. VAT
-----------------	------------------------

Commission Buy	3% plus 20% VAT
----------------	-----------------

### SIDECOSTS

Purchase tax percent	3,5%
----------------------	------

Land register entry percent	1,1%
-----------------------------	------



## INFRASTRUCTURE AND SURROUNDING

The project attic conversion "Margarete" is located in a quiet side street in a good location of the 5th district of Vienna. Nestled between Siebenbrunnenplatz and Einsiedlerpark it convinces with urban lifestyle. Here you will find all stores for daily needs, schools, doctors, parks, culinary and leisure facilities in the immediate vicinity.

In 5 minutes you can reach the Margaretenstraße. There you will find everything for shopping, feasting and strolling.

Enjoy breakfast at Café Propeller or browse to your heart's content in trendy vintage stores. The "belly of Vienna", the Naschmarkt, is also just a few minutes away, as is the Filmcasino, where you can enjoy a charming movie night in the style of the 50s. Sports enthusiasts will get their money's worth at boulders in the Blockfabrik. In spring and summer, the gastro hotspot "Schloßquadrat" with its cozy guest gardens invites you to linger.

Margarete also scores with good connections to public transportation. The U4 stations Pilgramgasse and Margareten Gürtel are both 900 meters away, and bus lines 59A and 14 A can be reached in 5 minutes on foot. Thanks to the extension of the U2 subway line, the new Reinprechtsdorfer Straße subway station will be available only 200 m away from 2028.



## GALLERY



## LINKS AND DOWNLOADS

[More information](#)

[Folder\\_Margarete](#)

[Floor plan DG 1](#)

[Floor plan DG 2 - 3 units](#)

[Furnishing proposal top 41](#)

