Raiffeisen Immobilien

Maklerservice & Bewertung

#00010100180037

Ihr Rückzugsort mit Raum zum Leben – 3-Zimmer in Heiligenstadt

1190 Wien

Purchase price:	549.600,00 €
Living Area:	60,23 m²
Rooms:	3

YOUR CUSTODIAN

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DESCRIPTION

Stylish Living with a View – New Development on Heiligenstädter Straße, 1190 Vienna

In one of Vienna's most sought-after residential areas, 43 high-quality condominiums are being built, offering 2 to 4 rooms on approx. 44–120 m² – ideal for singles, couples, and families. Private outdoor spaces such as balconies, loggias, terraces, or private gardens provide green retreats. Street-facing units impress with large windows and bright, airy interiors.

Features include oak parquet flooring, modern windows with electric blinds or shutters, a video intercom system, and practical extras like a home delivery system and a stroller/bike room. Heating is provided via sustainable district heating.

An in-house underground garage with 20 parking spaces (pre-equipped for EV charging) and a children's playground complete the offer.

Location & Leisure

Heiligenstadt combines urban infrastructure with access to nature. Supermarkets, pharmacies, schools, and sports facilities are within walking distance. The nearby Vienna Woods and traditional wine taverns in Nußdorf and Grinzing invite you to relax. The Danube Island, Kahlenberg, and local swimming pools offer a variety of leisure activities.

Transport Links

The U4 subway line takes you to the city center in just 18 minutes. Tram lines D and 38 provide direct access to Nußdorf and Grinzing.

Conclusion:

A stylish home with thoughtful architecture, high quality of life, and the perfect blend of city and nature.

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	2026
Construction status	Under Construction
Heating	Underfloor Heating: District Heating
Car Spaces	Open (optional)

AREAS

Living Area	ca. 60 sqm
Cellar Area	ca. 3 sqm
Loggia Area	ca. 1 sqm
Terrace Area	ca. 3 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	03.03.2025
Valid until	02.03.2035
HWB-Value	23,80
HWB Class	A
fGEE Value	0,73
fGEE Class	A

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Terraces	1
Loggias	1

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FEATURES

Age	New Building

INTERIOR DESCRIPTION

- high-quality oak parquet
- comfortable underfloor heating
- electrically controllable Venetian blinds or shutters
- video intercom system
- environmentally friendly district heating
- home-delivery-system

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	549.600,00 €	

RUNNING COSTS

Running costs	139,28 €	incl. 10% VAT
Repair Costs	54,80 €	incl. VAT
Running costs Lift	20,10 €	incl. 10% VAT

TOTAL

Total Running Costs	214,18 €	incl. VAT
Total buy price	549.600,00 €	
Commission Buy - Customer	Without commission	

SIDECOSTS

Purchase tax percent	3,5%
Land register entry percent	1,1%

All apartments can also be purchased as investment properties.

Purchase price for investors: EUR 505.200,- plus 20% USt

An optional garage parking space can be purchased.

Purchase price for owner-occupiers: EUR 38.000,-

Purchase price for investors: EUR 31.660,- plus 20% USt

The monthly costs are to be understood as reference values and can only be determined accurately after the residential building is in operation.

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GALLERY

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LINKS AND DOWNLOADS

More information

HL103 Ausstattungsbroschüre _20260408

Heiligenstädterstrasse

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