Raiffeisen Immobilien

Maklerservice & Bewertung

#00010102590014

Quartier Starhemberg – Eleganz trifft Geschichte

1040 Wien

Purchase price:	2.386.000,00 €
Living Area:	143,38 m²
Rooms:	3

YOUR CUSTODIAN

Ing. Wolfgang Wagner
Real estate trustee
Raiffeisen Immobilien Vermittlung
wolfgang.wagner@riv.at
+43 664 60 517 517 78

Raiffeisen Immobilien
Maklerservice & Bewertung

DESCRIPTION

In the heart of Vienna's Wieden district, the Starhemberg Quarter is an exclusive residential project steeped in history: four magnificently revitalized turn-of-the-century buildings and a modern new development encircle an **800 m² lushly landscaped courtyard oasis**, offering stylish living spaces for the highest standards.

Choose from:

- **Classic Viennese apartments** with generous ceiling heights and terraces
- **Garden apartments** with private green areas
- **City apartments** starting from 35 m²
- **Lofts** with sweeping views and outdoor spaces
- **Luxurious penthouses** with panoramic views and optional pools

Highlights:

✓ Living spaces from 35 to 240 m²

✓ 2–5 rooms with thoughtfully designed layouts

✓ Spacious balconies, terraces, and private gardens

✓ Underground garage with 36 parking spaces

✓ High-end finishes & contemporary architecture

✓ Close to Theresianum, Belvedere & BahnhofCity Vienna

✓ Excellent access to U1 and public transport

Move in & feel at home – Quartier Starhemberg combines **historic charm, urban quality of life, and modern comfort.**

Find out more and secure your dream apartment today!

Raiffeisen Immobilien
Maklerservice & Bewertung

FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Year of construction	2025
Construction status	Finished
Heating	District Heating: District Heating

AREAS

Living Area	ca. 143 sqm
Terrace Area	ca. 102 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	03.08.2023
Valid until	02.08.2033
HWB-Value	45,00
HWB Class	B
fGEE Value	0,80
fGEE Class	A

SEGMENTATION

Total Rooms	3
Bathrooms	2
Toilets	2
Bedrooms	2
Terraces	3

FEATURES

Special configuration	Elevator

Raiffeisen Immobilien
Maklerservice & Bewertung

PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	2.386.000,00 €

TOTAL

Total buy price	2.386.000,00 €
Commission Buy - Customer	3% plus 20% VAT

SIDECOSTS

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

All apartments can also be purchased as investment properties.

Purchase price investor apartment: EUR 2.207.050,- plus 20% VAT

Optional, a garage parking space can be purchased.

Purchase price for garage parking space: from EUR 50.000,- for owner-occupiers

Purchase price for garage parking space: from EUR 46.500,- plus 20% VAT for investors

The monthly costs can only be determined once the building is operational. They are expected to range between EUR 1,95 and EUR 2,17.

INFRASTRUCTURE AND SURROUNDING

Prime Location in the Heart of Wieden

This new residential project is located at one of the most sought-after residential and commercial addresses in Vienna's 4th district – Wieden. The location impresses with its perfect blend of urban flair, historic charm, and modern infrastructure.

Renowned institutions such as the prestigious **Theresianum**, the magnificent **Karlskirche**, **Belvedere Palace** with its expansive gardens, and the **Vienna University of Technology** are all just a short walk away. The city center is easily accessible on foot or within minutes via the nearby subway.

Favoritenstraße is one of Vienna's most vibrant shopping streets, lined with cafés, boutiques, local shops, and a wide variety of culinary delights – all offering top-tier urban living right at your doorstep.

Transportation Links:

The address boasts excellent public transport connections. The **U1 station Südtiroler Platz/ Hauptbahnhof** is just a short walk away, offering fast and direct access to all parts of the city. The **BahnhofCity Wien Hauptbahnhof**, with national and international train services, is also within easy reach. Numerous bus and tram lines round out the outstanding mobility options.

Conclusion:

This location combines the best of both worlds – the historic elegance of Vienna and the dynamic lifestyle of a modern city. An address with character, convenience, and exceptional future potential.

Raiffeisen Immobilien
Maklerservice & Bewertung

GALLERY

Raiffeisen Immobilien

Maklerservice & Bewertung

LINKS AND DOWNLOADS

More information

TOP 128_20240715

TOP 128_20240715_001