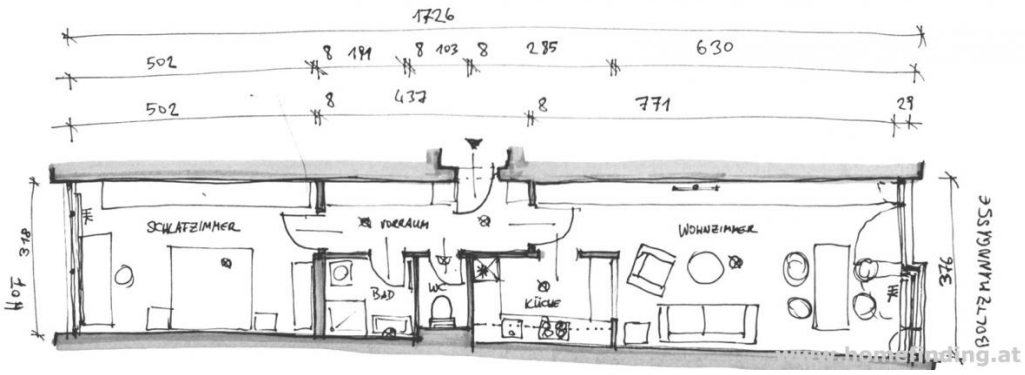
refurbished 2 rooms on the 6th floor I 60m² I garage I 1090 Wien - near Liechtensteinpark

1090 Wien, Proximity: Währinger Straße

€ 480.000,- purchase price

Plans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About Property

Bright 2-Rooms with Elevator and Garage in Vienna’s 9th District

This bright and well-laid-out 2-room condominium (approx. 60 m²) is located on the 6th floor (with elevator) of a well-maintained residential building in a prime, central location of Vienna’s 9th district (Alsergrund). Tucked away in a quiet cul-de-sac, the apartment is just a few minutes' walk from Währinger Straße and the beautiful Liechtensteinpark.

PROPERTY + LAYOUT
A particular highlight is the spacious living and dining room, which enjoys beautiful afternoon sun. The courtyard-facing bedroom ensures excellent peace and privacy. The apartment further features a central entrance hall, a semi-open kitchen, a bathroom with a shower, and a separate toilet.

• Central entrance
• Spacious living and dining room with afternoon sun
• Semi-open kitchen
• Courtyard-facing bedroom (very quiet)
• Bathroom (with shower)
• Separate toilet

Virtual Tour:https://youtu.be/cZfuq7jCKCw

AMENITIES + HIGHLIGHTS

• Parquet and tiled flooring
• Fully equipped kitchen
• Private cellar storage unit (basement compartment)
• Exterior window blinds/shading
• Shared bicycle storage room
• Quiet, courtyard-facing bedroom
• Afternoon sun in the living room
• Parking space No. 11 available in the building’s garage for € 28,000.00

MONTHLY COSTS + RESERVE FUND + RENOVATION

• Operating costs (BK): € 192.10
• Maintenance fund contribution: € 112.89
• Hot water (approx.): € 57.29
• Heating (approx.): € 140.39
• Total monthly costs: € 502.67
• Maintenance reserve fund: Approx. € 26,245.00 (as of Sept 30, 2025)
• Building renovations: No major maintenance or renovation works are planned for 2026.

LOCATION & INFRASTRUCTURE
The central location perfectly combines urban living with a high quality of life. Shops, supermarkets, restaurants, and the Liechtensteinpark are in the immediate vicinity. Numerous tram and bus lines offer excellent connections to the inner districts and the city center.
• Tram lines: 33, 37, 38, 5, 40, 41, 42
• Bus line: 40A

FINANCIALS + LEGAL + TRANSACTION COSTS
• Apartment price: € 480,000.00
• Garage parking space: € 28,000.00
• Total purchase price: € 508,000.00
Additional purchasing/transaction costs (Nebenkosten):

- 3.5% Real Estate Transfer Tax (Grunderwerbsteuer)
- 1.1% Land Registry Registration Fee (Grundbucheintragungsgebühr)
- Contract drafting and legal fees (Attorney/Notary)
- Brokerage Commission: 3% of the purchase price + 20% VAT
- Any applicable loan/financing costs

General

Propertynumber	11823
Property type	Wohnung

Costs

purchase price	€ 480.000,-
operating cost	€ 304.99
Provision	€ 3%

Keyfacts

living area	60m^2
Kellerfläche	2m^2
rooms	2
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	65.97
HWB Energieklasse	C
f_{GEE}	1.52

Lage

Verkehrsanbindung	33, 37, 38, 5, 40A, 40, 41, 42
Nähe	Währinger Straße