

RÉSIDENCE GESTADE.

LIVING WHERE VIENNA BEGAN –
PERIOD APARTMENT AT MARIA AM GESTADE.

PASSAUER PLATZ | 1010 - VIENNA | AUT

IMPRINT

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Rudolfsplatz 9 | 1010 Vienna
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+43 664 859 78 79 | office@wwi.at

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The façade photo on the location page is for illustration only.



The perfect place.
- A period building in the heart of Vienna

Passauer Platz sits right beside the Gothic church of Maria am Gestade, in one of Vienna's oldest and most atmospheric quarters. Here, on the third floor of a period building dating from around 1900 and served by a lift, awaits an apartment of approx. 106.79 m².

At its heart lies a generous living, dining and kitchen area of around 42 m². Set in the corner of the building, it receives daylight through windows facing two directions. Ceiling heights of more than 3.20 metres give every room a sense of grandeur.

After purchase, the apartment will be fully and professionally renovated and handed over turnkey – a home where classic Viennese elegance meets contemporary comfort.



Highlights.

- Period apartment on the 3rd floor (lift) in a historic city-centre location
- Ceiling height of more than 3.20 metres
- Corner living, dining and kitchen area of approx. 41.92 m²
- Windows facing two directions, bright rooms
- First occupancy after complete professional renovation, turnkey handover
- Choice of two or three bedrooms
- Fitted kitchen
- Air conditioning throughout the apartment
- Bathroom with shower and separate WC
- Classic period details
- Passenger lift
- Private cellar compartment of approx. 3 m² and bicycle room
- Walking distance to Hoher Markt, Am Hof and Schwedenplatz

The furniture and decoration shown in the renderings are not included in the purchase price. On request, we will gladly take care of planning and coordination.



A period home, modernised – *tailored to you.*

After purchase, the apartment will be completely and professionally renovated and handed over turnkey within approx. three to four months. Planning and execution are carried out by experienced specialists – from architectural design and technical implementation to the careful selection of every surface and material. The fit-out is thoroughly modern, including air conditioning throughout.

The future owner has the rare opportunity to help shape the design. Depending on personal space requirements, the apartment can be realised with two or three bedrooms – ideal for couples as well as families with children.

A particular highlight is the master bedroom: designed in a thoroughly contemporary language, yet in perfect harmony with the period architecture, it accommodates an elegant walk-in wardrobe built in right beside the bed – with warm wood surfaces, integrated lighting and generous storage.

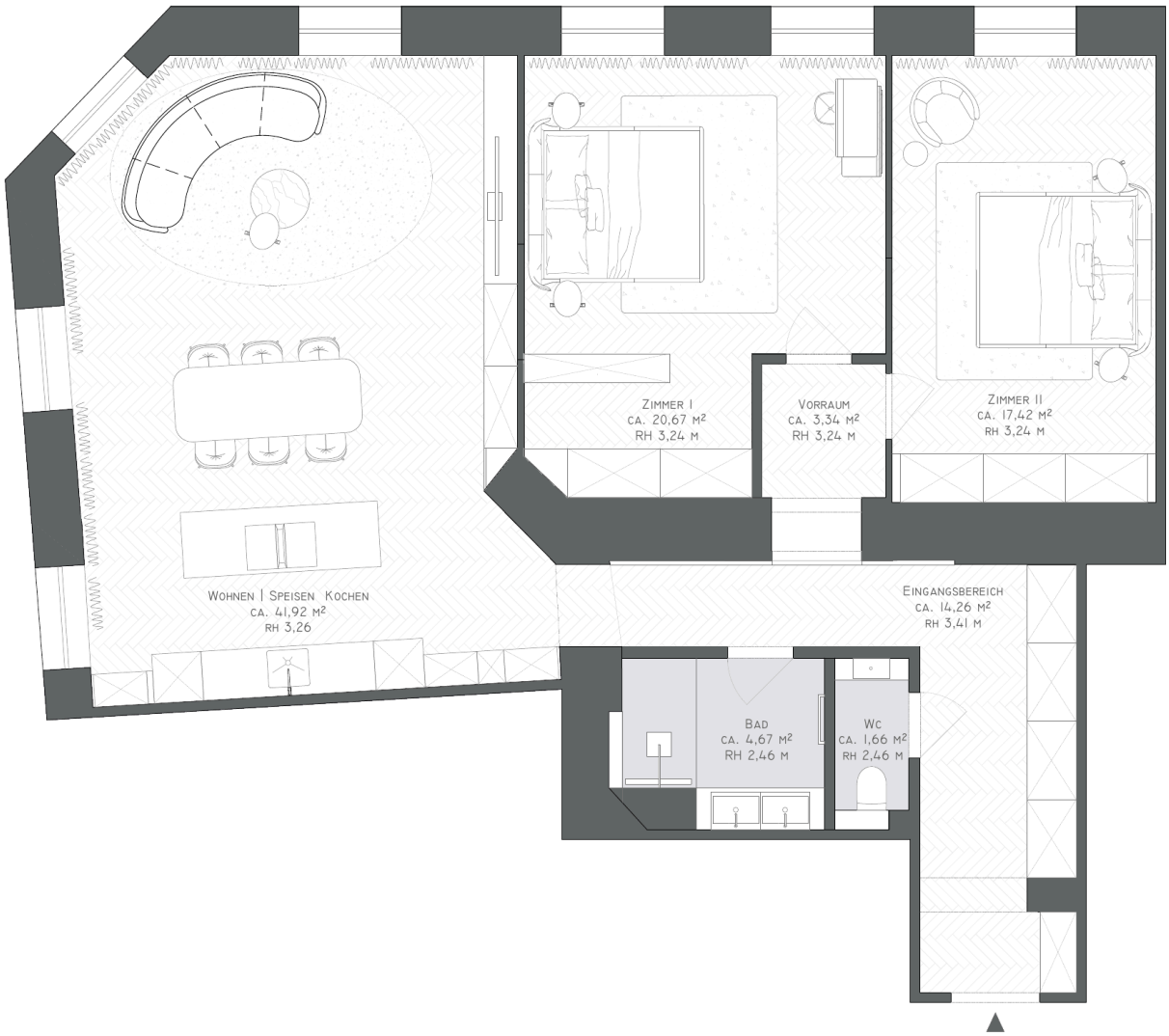
Within the technical, structural and legal possibilities, personal wishes are taken into account comprehensively. The result is not a standardised property, but a one-of-a-kind home made to measure.





The kitchen. *The heart of the home.*

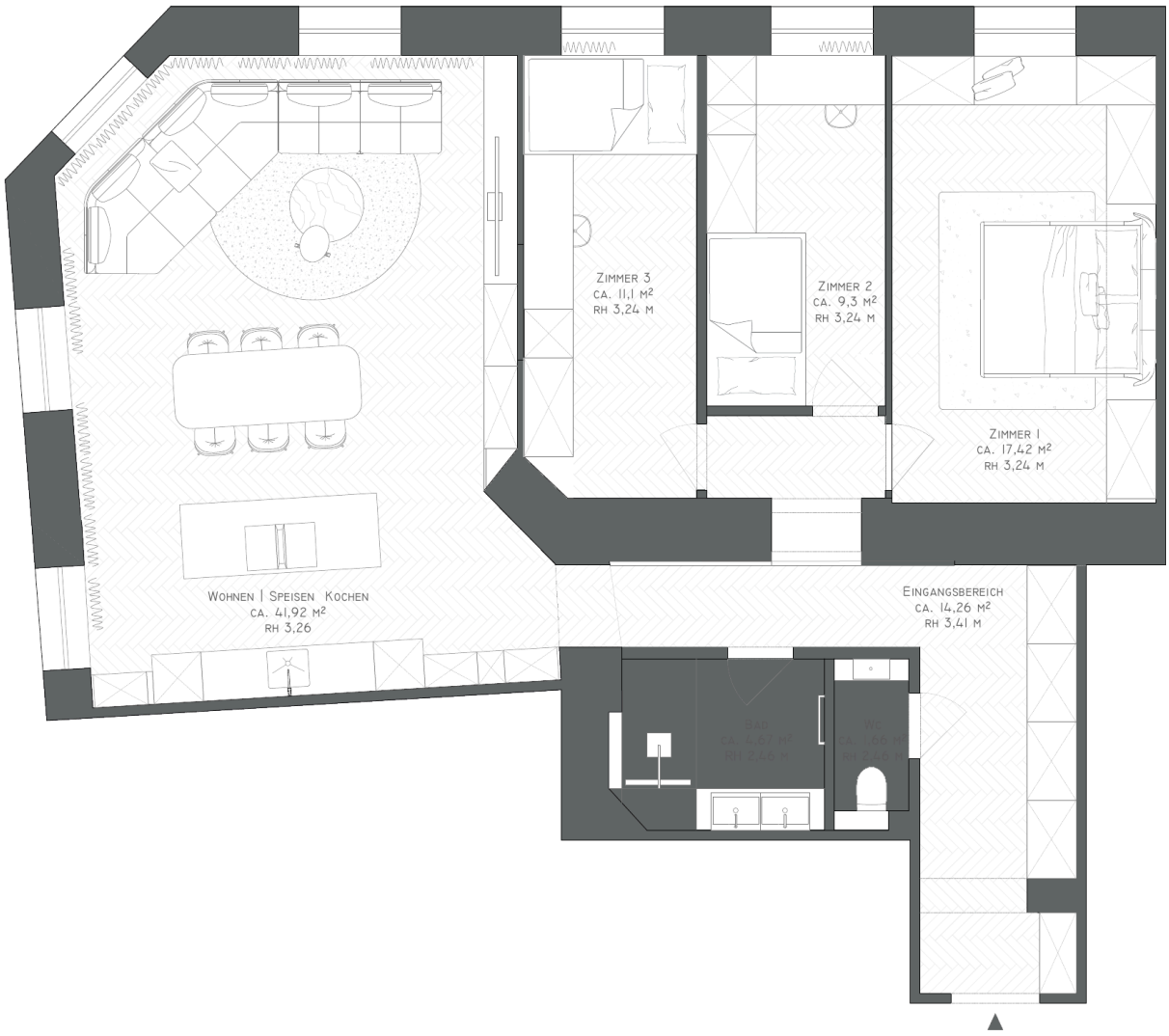
The open-plan living, dining and kitchen area brings cooking, dining and living together in one room – with a kitchen island, floor-to-ceiling fitted units and space for a large dining table.



Floor plan - Option 1

Two bedrooms

Living | Dining | Kitchen	approx. 41.92 m²	Entrance hall	approx. 14.26 m²
Bedroom 1	approx. 20.67 m²	Bathroom	approx. 4.67 m²
Bedroom 2	approx. 17.42 m²	WC	approx. 1.66 m²
Anteroom	approx. 3.34 m²		
		Living area	approx. 106.79 m²



Floor plan - Option 2

Three bedrooms, two of them children's rooms

Living | Dining | Kitchen	approx. 41.92 m²	Entrance hall	approx. 14.26 m²
Bedroom 1	approx. 17.42 m²	Bathroom	approx. 4.67 m²
Bedroom 2 (children)	approx. 9.30 m²	WC	approx. 1.66 m²
Bedroom 3 (children)	approx. 11.10 m²		
		Living area	approx. 106.79 m²



All the *essentials*, at a glance.

Property	Period apartment
Year built	around 1900
Type of sale	Purchase
Postcode	1010 Vienna
Floor	3rd floor, lift
Living area	approx. 106.79 m²
Cellar	approx. 3 m²
Condition	First occupancy after renovation
Completion	approx. 3–4 months after purchase
Rooms	3 (Option 2: 4)
Bathrooms	1 | separate WC
Heating	Gas central heating (per unit)
Energy certificate	HWB 75.20 kWh/m²a (C) | fGEE 1.67 (C)
Monthly costs	EUR 302.57 gross
Commission	3% + 20% VAT
Purchase price	EUR 1,499,000.00



An address with *history and character.*

Passauer Platz lies in the oldest part of Vienna's historic centre, right next to Maria am Gestade – one of the city's most beautiful Gothic churches. Quiet lanes, historic façades and a very special atmosphere make this quarter one of the most charming residential locations in the 1st district.

Hoher Markt, Judenplatz, Am Hof and the Danube Canal are just a few minutes away on foot, as are Stephansplatz and Graben. Restaurants, cafés, shops and cultural venues are right on the doorstep.

With the underground stations Schwedenplatz (U1, U4) and Herrengasse (U3) as well as numerous tram and bus lines, the location is excellently connected to public transport.

Legal information

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Commission clause

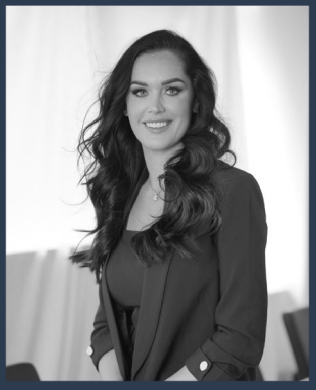
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Please do not hesitate to contact us with any further questions. Your personal advisor Barbara will be pleased to assist you with all your requests.

Ms Barbara Bakonyi BSc.

+43 660 1498896
bb@wwi.at
Rudolfsplatz 9 - 1010 Vienna