

Hidden Gem in the Heart of the 6th – Historic Charm Meets Future Vision!



Objektnummer: 61197

Eine Immobilie von Adonia Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1060 Wien
Zustand:	Sanierungsbeduerftig
Alter:	Altbau
Wohnfläche:	122,00 m²
Zimmer:	4
Bäder:	1
WC:	1
Heizwärmebedarf:	145,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	3,55
Kaufpreis:	699.000,00 €
Betriebskosten:	260,00 €
USt.:	26,00 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Luca Schelodetz

Adonia Realitätenvermittlung GmbH
Hohenstaufengasse 9/2
1010 Wien

T 0664/910 15 40











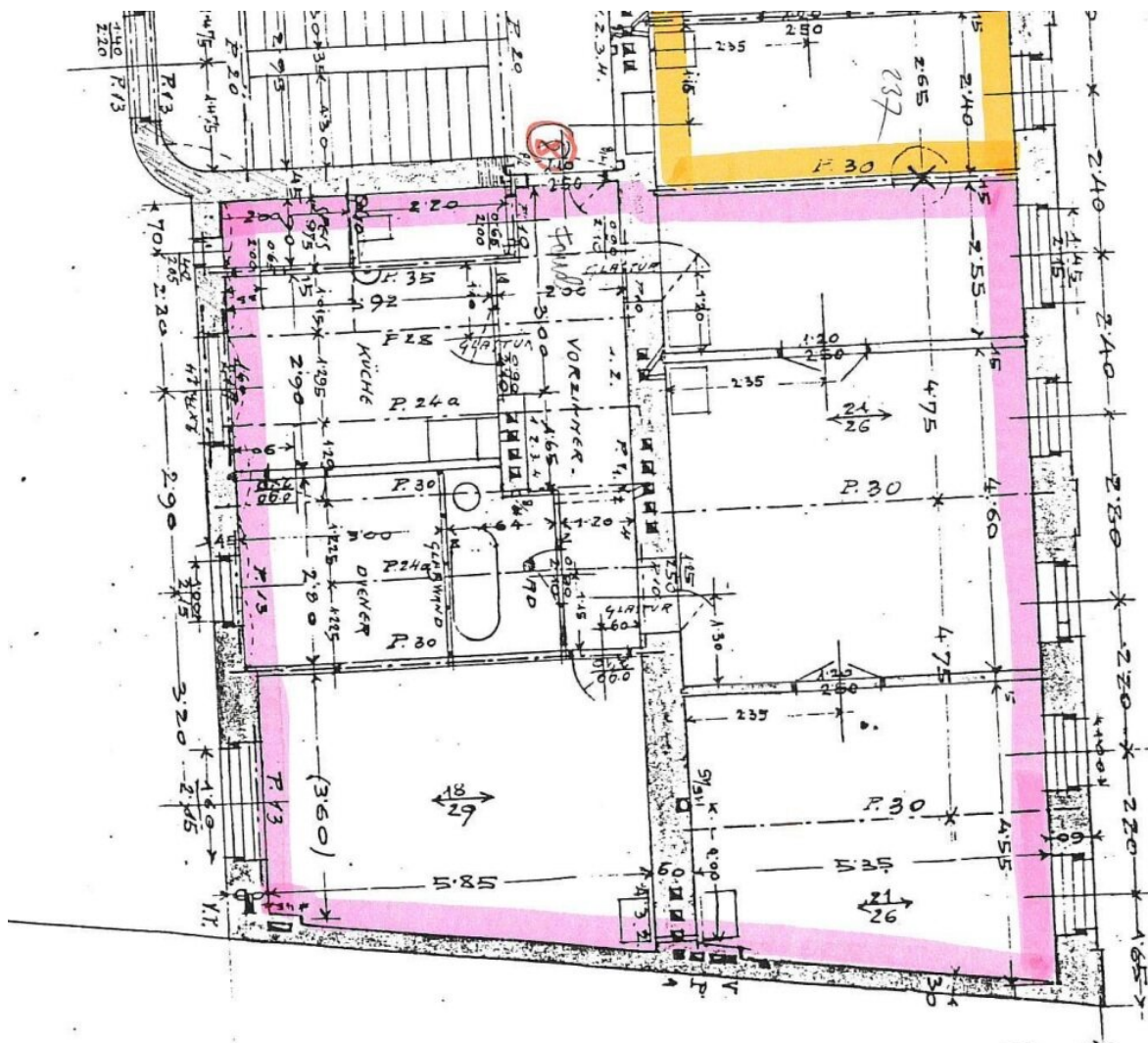






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Objektbeschreibung

For Sale: Spacious Renovation-Ready Apartment (approx. 123 m²) in Prime Location of Vienna's 6th District

Located in the heart of Vienna's highly sought-after 6th district (Mariahilf), this spacious, renovation-ready period apartment offers a rare opportunity to create a truly exceptional home or investment.

With approximately 123 m² of living space, this charming Altbau (historic building) apartment impresses with classic architectural details: high ceilings, traditional room layout with enfilade-style connections, and a generously proportioned floor plan. Its current condition invites you to fully reimagine and renovate it to suit your own personal taste—whether you're looking for a stylish urban retreat, a modern family home, or a value-adding investment.

A unique combination of substance, potential, and location—ideal for owner-occupiers or investors alike.

Layout:

- Entrance hall
- Separate kitchen
- Spacious living room
- Small study/guest room
- Two separately accessible bedrooms
- Bathroom
- Storage/pantry

(see current photo documentation)

Condition:

The apartment is located on the **2nd floor (no elevator)** and is in **need of full renovation**. It features many original period details, such as:

- **Double wing doors**

- **Herringbone parquet floors**

(see current photo documentation)

Location & Infrastructure:

Mollardgasse 69 perfectly combines urban living with excellent transport links and high quality of life.

Situated between the famous **Naschmarkt** and **Mariahilfer Straße**, the location offers diverse shopping, culinary, and cultural options.

Public transport (all within walking distance):

- **Subway:**
 - U4 (Margaretengürtel) – approx. 2–7 min walk
 - U6 (Gumpendorfer Straße) – approx. 5–7 min walk
- **Bus & Tram:**
 - Lines 57A, 13A, 14A, 48A, 4A, 59A + night lines N31, N60, N71 – 2–5 min walk
 - Tram lines 18 and 6 at Gumpendorfer Straße – within 5 min walk
- **Rail & Regional transport:**
 - Full regional and commuter train connections available at **Westbahnhof** (approx. 1.5 km away)

Cycling:

- Mollardgasse is a bicycle-friendly street, offering direct access to Vienna's bike network and a calm, car-light route to the city center or Gürtel
- Recent urban redevelopment has enhanced the cycling experience with added infrastructure (contra-flow bike lanes, bike racks, traffic-calmed zones)

Urban Development & Green Space:

The area has undergone extensive improvements in recent years: more trees, seating, green zones, and better infrastructure for pedestrians and cyclists have significantly improved the neighborhood's livability.

Purchase Price:

€699,000

Contract & Processing:

Handled by attorney **Mag. Markus Wieneroiter**

Fee: 1.5% + disbursements + 20% VAT

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <500m

Krankenhaus <500m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Universität <1.000m

Höhere Schule <1.000m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <1.000m

Verkehr

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <4.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap