



## Building with 4 Apartments For Sale in Wilhelmsburg



### Agent Info

Naam: Niall Madden  
Bedrijfsnaam: Esales Property Limited  
Mistlampen: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: English  
Website: <https://esalesinternational.com>

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 866,926.99

### Locatie

Adres: Hötzen Dorfstr. 28  
Postcode: 3150  
Geplaatst: 10-10-2025  
Omschrijving:  
Building with 4 Apartments For Sale in Wilhelmsburg Austria

Esales Property ID: es5554797

### Property Location

Hötzen Dorfstr. 28  
4 Apartments in total  
Wilhelmsburg  
Niederösterreich  
3150  
Austria

### Property Details

A Premier Investment Opportunity: A Multi-Family Property in Wilhelmsburg, Austria

Located in the quiet, charming town of Wilhelmsburg, this well-maintained multi-family house presents an exceptional investment opportunity. Strategically positioned for both residential appeal and strong



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rental potential, this building is a turnkey asset for a discerning investor seeking a low-maintenance property with a solid return. The house has been thoughtfully updated with a focus on long-term sustainability and tenant comfort, ensuring its value and appeal for years to come.

## A Modern and Well-Maintained Building

This residential building stands on a plot of approximately 489 m<sup>2</sup>, offering a well-proportioned space that is easy to manage. The building's key features are its recent and significant upgrades, which a new owner can immediately benefit from. A new roof has been recently installed, providing peace of mind and protection from the elements for decades to come. The thermal insulation of the building has also been upgraded, a crucial investment that not only enhances tenant comfort but also leads to significant savings on heating costs. The central heating system is a high-efficiency pellet-based one, installed just four years ago, ensuring reliable and cost-effective heating for all units. A small cellar, approximately 6 m<sup>2</sup>, provides a practical space for additional storage.

The building is divided into four distinct apartments, each with a unique layout and size, catering to a diverse tenant base. The units are spread across two floors, with two on the ground floor and two on the top floor. This configuration allows for flexibility in tenant selection, from singles and couples to small families.

- \* Ground Floor, Unit 1 (approx. 73 m<sup>2</sup>): A spacious apartment featuring a kitchen, living room, two bedrooms, a bathroom, and a separate WC. This layout is ideal for a couple or a small family.
- \* Ground Floor, Unit 2 (approx. 46 m<sup>2</sup>): A cozy unit with a kitchen, a single bedroom, a bathroom, and a WC. This is perfect for an individual or a couple seeking a compact and comfortable living space.
- \* Top Floor, Unit 3 (approx. 80 m<sup>2</sup>): The largest apartment, with a kitchen, living room, two bedrooms, a bathroom/WC, a separate office, and a storage room. This unit also has a balcony, a highly sought-after feature that provides outdoor space and enhances its rental value. The added office space is a significant draw for remote workers.
- \* Top Floor, Unit 4 (approx. 28 m<sup>2</sup>): A studio apartment with a combined living/kitchen area and a separate bathroom/WC. This unit offers a practical and efficient space for a single person.

All apartments are ready for rent. Two of the bathrooms have been completely modernized, while the other two are in good, functional condition and can be easily upgraded at a later stage, providing a simple way to increase rental value. The building also features a unique, enclosed wooden winter balcony, which serves as a perfect relaxation area or for extra storage, adding a special touch that will appeal to tenants.

## Location: A Blend of Rural Calm and Urban Connectivity

The property's location in Wilhelmsburg is a major asset, offering the perfect combination of a peaceful small-town atmosphere and excellent connectivity to major urban centers. All essential amenities are within easy walking distance, including the train station, bus stop, shops, doctors, and schools, making it highly attractive to tenants who rely on public transport or prefer a car-free lifestyle.

Wilhelmsburg's strategic position provides quick and easy access to larger cities and recreational areas:



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- \* St. Pölten: The bustling state capital is just an 8-minute drive away. This proximity gives residents access to a wide range of employment opportunities, cultural events, and extensive shopping and dining options.
  - \* Vienna: The Austrian capital is approximately a 45-minute drive away. This makes the property an ideal residential base for commuters who work in Vienna but prefer to live in a quieter, more affordable setting. The train connections are also a convenient alternative for daily travel.
  - \* Annaberg Ski Resort: Located about 50 minutes away, this ski resort makes the area attractive for seasonal tourism and short-term rentals, especially during the winter months. This adds another layer of potential income for a new owner.

Furthermore, the surrounding area is a perfect blend of nature and industry. Residents have access to beautiful landscapes for recreation and relaxation, including hiking and cycling trails. The nearby industrial zone provides a strong and stable base of employment, ensuring a continuous demand for residential rentals. This combination makes the property an appealing option for a wide range of tenants, from local workers to long-distance commuters, providing a strong and reliable income stream.

## A Solid and Secure Investment

This multi-family house is a secure and low-risk investment. The property is a low-maintenance asset due to its recent upgrades, including a new roof, a modern heating system, and updated bathrooms. These features eliminate the need for significant capital expenditure in the near future. The excellent location and the variety of unit sizes ensure a wide pool of potential tenants and reduce the risk of vacancy. Parking is also well-provided for, with two spaces in front of the house and an additional space in the courtyard, a valuable amenity in any residential area.

The strong rental market in Wilhelmsburg, driven by its proximity to St. Pölten and Vienna, combined with the employment opportunities from the nearby industrial zone, provides a robust foundation for a strong rental yield. The property's energy certificate (Energieausweis) is available upon request, providing transparent information on its energy efficiency, which is a key consideration for both tenants and investors. This well-maintained and strategically located property offers a solid foundation for a new owner to generate a reliable income stream while holding a valuable, long-term asset.

## ABOUT THE AREA

Wilhelmsburg is a charming and historic town nestled in the heart of Lower Austria, offering a tranquil and idyllic lifestyle away from the hustle of larger cities. Located in the district of Sankt Pölten-Land, the town is set against a backdrop of rolling hills and lush forests, providing a picturesque and serene environment. Historically, Wilhelmsburg was a significant center for porcelain manufacturing, with the local factory, established in 1795, gaining a worldwide reputation for its fine products. Today, this heritage is part of the town's unique character, blending with its traditional Austrian architecture and a palpable sense of community. The town's well-preserved landmarks and surrounding natural beauty make it a hidden gem, often overlooked by mainstream tourism.

The lifestyle in Wilhelmsburg is one of quiet contentment, with an emphasis on local culture and outdoor recreation. Residents and visitors can explore the town's history through landmarks such as the



Wilhelmsburg Castle, a 16th-century fortress that now welcomes the public to discover its past. The surrounding countryside is a haven for nature lovers, with numerous hiking and biking trails offering stunning views of the region. The nearby Traisen River provides opportunities for peaceful riverside walks, while the Erlaufsee Lake, just a few kilometers away, is a popular spot for swimming, boating, and fishing in the summer. Throughout the year, the town hosts local events, fostering a strong sense of community and tradition.

The real estate market in Wilhelmsburg is appealing to those seeking a peaceful residential location with a high quality of life. The town offers a variety of property types, from traditional Austrian houses with private gardens to modern apartments. Due to its tranquil setting and excellent connectivity, it has become an attractive option for people who work in nearby cities but prefer to live in a more serene, rural environment. The market provides options for both permanent residency and long-term investment, with properties that offer clear views of the greenery and the surrounding forests.

The nearest major international airport to Wilhelmsburg is Vienna International Airport (VIE). Located approximately 60 to 72 kilometers away, the journey by car or public transport typically takes about an hour, depending on traffic. The airport's extensive network of international flights makes Wilhelmsburg easily accessible for foreign residents and visitors, while its proximity to the Austrian capital, Vienna, provides convenient access to a wide range of cultural attractions and amenities.

## MAiN FEATURES:

- \* 227m<sup>2</sup> of living space
- \* 489m<sup>2</sup> plot
- \* 8 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Austria
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Algemeen

Slaapkamers:	8
Badkamers:	4
Afgewerkte vierkante meter:	227 m <sup>2</sup>

### Utility details

Heating:	Ja
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### Lease terms



# IMLIX

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<https://www.imlix.com/nl/>

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Date Available:

## **Additionele informatie**

Virtual tour URL:

<https://www.youtube.com/embed/-Xzy9IKBdmA>

## **Contact information**

IMLIX ID:

IX7.684.452

