

A-**A+****MARSCHALL**
R E A L E S T A T E

Luxury Garden Apartment on the Danube Canal with Concierge

Property no. **2697**

In this remarkable new-build project, residents not only experience a warm welcome from a concierge in the lobby and an inviting lounge area, but most importantly, enjoy a first-class living experience with international flair.

LAYOUT and AMENITIES

This luxurious 3-room unit on the first floor with an elevator offers a living space of approximately 62 square meters, a street-facing loggia of around 4 square meters, and a garden area in the inner courtyard of about 39 square meters. All rooms are centrally accessible from the hallway: the living kitchen with a fully equipped designer kitchen and a cozy seating area with TV, two courtyard-facing bedrooms with box-spring beds and access to the terrace, a stunning bathroom with a window (walk-in shower, bathtub, washbasin, towel heater), and a separate toilet with a hand basin. The furnishings emphasize the highest quality and exceptional design. The apartment is oriented towards the inner courtyard and Werdertorgasse.

- Concierge service (Monday to Saturday from 7:00 a.m. to 1:00 p.m.)
- Electronic bus system
- Exquisite interior design
- High-quality oak parquet flooring
- Elegant natural stone floors in the bathrooms
- Ceiling cooling
- Underfloor heating
- District heating
- Windows with aluminum frames and triple insulation glazing
- Modern, high-quality custom kitchen
- Digital video intercom system
- "PUCK" system
- Security apartment door

- Sun and privacy protection with electrically operated, floor-to-ceiling metal sliding elements
- Barrier-free accessible storage room for strollers and bicycles
- Storage room on the ground floor

INFRASTRUCTURE

Surrounded by historic buildings in close proximity to the water, this location offers all the advantages of the 1st District: a wide range of shopping opportunities and a broad cultural offering with the city's most famous museums, concert halls, and galleries. Beautiful parks, the best restaurants in the city, and many traditional coffeehouses and bars are also within walking distance. The most well-known shopping streets, such as Kärntner Straße, Graben, Tuchlauben, and Kohlmarkt, with their landmarks, are just around the corner. The Danube Canal, a popular event hotspot, is right nearby.

Thanks to the nearby "Schottenring" subway station (U2/U4) and tram lines 1, 2, and 31, the infrastructure is excellent.

INFORMATION

This apartment is rented until the end of 2028!

Commission: 3% + 20% VAT.

The above information is based on the owner's documents and is provided without guarantee on our part.

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



Details

■ **Adress** AUT-1010 Wien

■ **Proximity** Donaukanal

■ **Living space** approx. 62 sqm

■ **Patio area** approx. 14 sqm

■ **Usable area** approx. 66 sqm

■ **Room** 3

■ **Bathrooms** 1

■ **WC** 1

■ **Loggia** 1

■ **Patio** 1

■ **Purchase price** € 890,000.00

■ **Monthly costs** € 243.75

■ **Operation costs net** € 243.75

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2022

■ **Energy efficiency class** A

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■ **Category** Wohnung

Your contact person



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