

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

## Fully Furnished New-Build Apartment with Loggia and Concierge!

Property no. **2698**

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

### LAYOUT and AMENITIES

This elegantly designed unit on the second floor with an elevator offers a living space of approximately 41 square meters. It includes a living kitchen area with a fully equipped designer kitchen, a bedroom with a box-spring bed, a luxurious bathroom (spacious rain shower, washbasin, towel heater, washing machine), a separate toilet with a hand basin, and a central hallway. A further highlight is the wonderful outdoor area (loggia/balcony) with a view of the Danube Canal, measuring around 4 square meters. Special attention was given to the selection of furniture, focusing on the highest quality and exceptional interior design. The apartment is street-facing and oriented towards the northeast.

- 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 just a stone's throw away.

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

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■ **Living space** approx. 41 sqm

■ **Usable area** approx. 44 sqm

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■ **Room 2**

■ **Bathrooms 1**

■ **WC 1**

■ **Loggia 1**

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■ **Purchase price** € 825,000.00

■ **Monthly costs** € 273.17

■ **Operation costs net** € 197.32

■ **Other costs net** € 41.65

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

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■ **Obtainable from** nach Vereinbarung

- Year of construction 2022
  - Energy efficiency class A
  - Energy efficiency class A
  - Category Wohnung
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## Your contact person



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