

A-

A+

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

## 2-room apartment in a prime location of the 8th district

Property no. **2716**

### GENERAL

This 2-room apartment with approximately 54 m<sup>2</sup> is located in the central area of the 8th district and features a spacious living room with an open kitchen, a bedroom, and a bathroom with a window, shower, and toilet. The entire apartment faces the courtyard, making it quiet.

### FEATURES

- Parquet and tiled floors

### LOCATION and INFRASTRUCTURE

Shops for daily needs (Billa, Spar) and several public transport options (U6, tram lines 2, 5, and 33, bus 13A) are in the immediate vicinity and can be reached within a few minutes on foot. Numerous restaurants, cafés, and local venues are also nearby. Kindergartens and several schools are within walking distance.

### INFORMATION

The elevator goes to the next half-floor, so the apartment is not completely barrier-free.

Commission: 3% + 20% VAT

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-1080 Wien
  - **Proximity** Laudongasse, Josefstädter Straße
- 

■ **Living space** approx. 54 sqm

---

- **Room** 2
  - **Bathrooms** 1
  - **WC** 2
- 

- **Purchase price** € 495,000.00
  - **Monthly costs** € 223.86
  - **Operation costs net** € 91.57
  - **Other costs net** € 132.29
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
- 

■ **Obtainable from** nach Vereinbarung

■ Energy efficiency class E

■ Category Wohnung

---

## Your contact person



**ALEXANDER HAMERSKY**

**Mobile** [+436767007918](tel:+436767007918)

**E-mail** [a.hamersky@marschall.at](mailto:a.hamersky@marschall.at)

---

WITH THIS QR CODE YOU CAN ACCESS THIS WEBSITE DIRECTLY – FAST AND EASY



Using a QR code scanner app on your device, you can scan the image to the left and go straight to this site on our website.