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

## **Elegant period apartment in a revitalized palace near the city center**

Property no. **2695**

### **LOCATION**

This exclusive style apartment is situated in a fully renovated and highly representative palace near the city center, in the heart of the university and medical district.

### **ROOM LAYOUT/EQUIPMENT**

The apartment, with a living area of 155 m<sup>2</sup>, consists of a spacious living room, three bedrooms, two bathrooms/WC, a closet, a storage room, and a generously glazed entrance hall and corridor.

The rooms, with above-average ceiling heights and exclusive furnishings, feature high-quality parquet floors, marble bathrooms, underfloor heating, and high doors, exuding a special charm.

### **INFRASTRUCTURE**

The location close to the city center offers excellent infrastructure and the highest inner-city quality of life.

Shopping facilities, schools and universities, various restaurants, cultural institutions, medical care, and public transport (tram lines 37, 38, 40, 41, 42, 5, 33) as well as the "Schottentor" transport hub with U2 are in the immediate vicinity.

The airport is very well accessible.

### **INFORMATION**

A basement storage unit is included with the apartment.

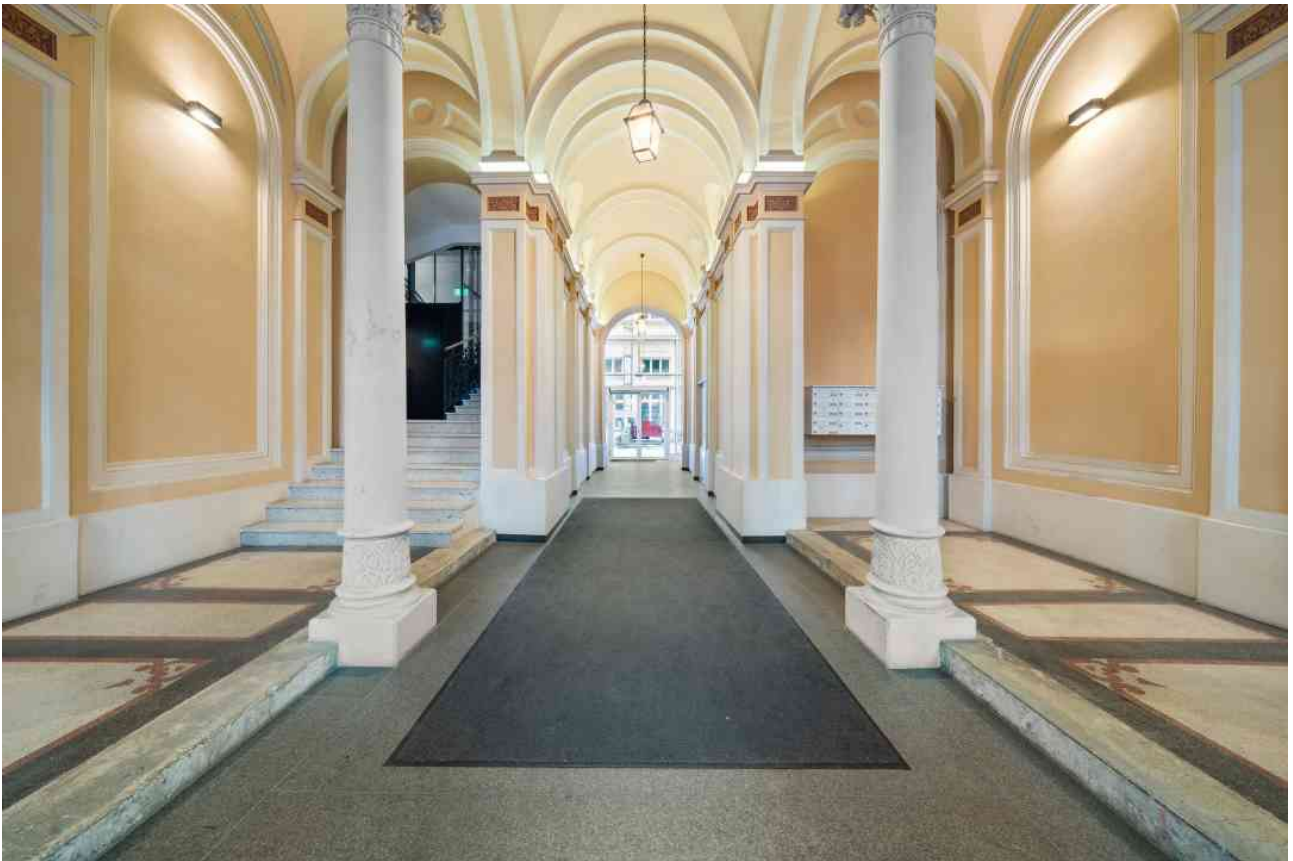
If interested, long-term parking spaces can be rented in a nearby public garage.

Commission: 3% + 20% VAT

The above information is based on details and documents provided by the owner and is provided by us without guarantee.

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-1090 Wien
  - **Proximity** Zentrum, AKH, Arne-Karlsson-Park
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■ **Living space** approx. 155 sqm

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- **Room** 4
  - **Bathrooms** 2
  - **WC** 2
  - **Floors** 5
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- **Purchase price** € 1,490,000.00
  - **Monthly costs** € 410.90
  - **Operation costs net** € 284.36
  - **Other costs net** € 126.54
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** nach Vereinbarung
- **Year of construction** 1860

- Energy efficiency class D
  - Energy efficiency class D
  - Category Wohnung
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## Your contact person



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