



FIRST OCCUPANCY – Recently Renovated Garden Apartment in a Prime Urban Location

Property no. **2735**

LOCATION

This newly completed garden apartment, featuring 2 rooms and approximately 52 m² of living space, is located just steps from the Naschmarkt in a high-quality refurbished building that blends the best elements from various architectural periods. The historic building has been fully modernized and was recently finished!

Exclusive materials, such as elegant herringbone parquet flooring, large windows, air conditioning, and appealing balconies and terraces, highlight both the apartment and the building as a whole.

LAYOUT AND FEATURES

Entering through the hallway, you'll find the generously proportioned living area with an open kitchen, which leads to the southeast-facing terrace and small garden. The living room also provides access to the bedroom, which has direct access to the garden terrace and to the bathroom equipped with a shower. A separate WC and a storage room complete the layout.

Highlights:

- High-quality herringbone parquet flooring
- Air-conditioned living spaces
- Exclusive bathroom fixtures
- Fine Italian stoneware
- Video intercom system
- Convenient parcel locker system
- Digital property management via app

INFRASTRUCTURE

This address boasts an outstanding location near the popular Vienna Naschmarkt. Residents benefit from exceptional infrastructure, with numerous shops, renowned restaurants, cafés, and bars all within walking distance, making this one of the liveliest neighborhoods in Vienna. The Naschmarkt offers a diverse range of culinary experiences, from fresh produce to international specialties. Public transportation is excellent, with the Kettenbrückengasse U-Bahn station (U4) just a short walk away, providing quick connections to the city center and other parts of Vienna. Additionally, several tram and bus lines offer flexible travel options. Schools, kindergartens, and healthcare facilities are also nearby, making this location ideal for both families and professionals.

ADDITIONAL INFORMATION

There are additional apartments available in various sizes within the building.

If you're interested in purchasing this apartment as an investment property for rental purposes, we'd be happy to provide you with investor terms.

Commission: 3% + 20% VAT

The information provided above is based on documents from the seller and is presented without guarantee on our part.

All area figures are approximate and may slightly differ from the floor plan.

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-1040 Wien
 - **Proximity** Naschmarkt, Karlsplatz
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- **Living space** approx. 52 sqm
 - **Patio area** approx. 6 sqm
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- **Room** 2
 - **Bathrooms** 1
 - **WC** 1
 - **Patio** 1
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- **Purchase price** € 479,000.00
- **Monthly costs** € 140.85
- **Operation costs net** € 104.20
- **Other costs net** € 36.65

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

■ **Obtainable from** sofort

■ **Year of construction** 1827

■ **Energy efficiency class** A

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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