

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

FIRST OCCUPANCY - Modern 2-Room Apartment with Balcony in Döbling

Property no. **2683**

On the southern slope of Hackenberg, attractive and thoughtfully designed new-build apartments with terrace, balcony, and/or garden are emerging.

LAYOUT

This beautiful 2-room apartment with balcony features a spacious living-dining area with an open kitchen and access to a southeast-facing balcony. A separate bedroom, a bathroom with bathtub, and a separate toilet are centrally accessible from the entrance hall.

FEATURES

- Underfloor heating
- Energy-efficient heating system using air heat pumps
- Integrated sun protection
- Air conditioning
- Elegant branded sanitary facilities from Villeroy & Boch
- High-quality parquet and tiled floors
- Garage space available at an additional cost
- Smart home technology

LOCATION

The beautiful location in the heart of Döbling not only allows for quick access to the city center but also offers numerous leisure activities in the surrounding nature as well as culinary delights in various renowned wine taverns.

Public transportation is also easily accessible: bus lines 35A and 43B are within walking distance.

INFORMATION

The listed sales price is **for investors** (plus 20% VAT).

The sales price **for owner-occupiers is € 477,000.**

There are still other apartments of various sizes available in the building.

Garage spaces are available in the building for an additional charge of €49,000 each.

Commission: 3% + 20% VAT.

The above information is based on information 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-1190 Wien
 - **Proximity** Hackenberg, Sievering
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- **Living space** approx. 48 sqm
 - **Balcony space** approx. 7 sqm
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- **Room** 2
 - **Bathrooms** 1
 - **WC** 1
 - **Floors** 5
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- **Purchase price** € 443,610.00
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** Sommer 2024

■ **Year of construction** 2024

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



ALEXANDER HAMERSKY

Mobile [+436767007918](tel:+436767007918)

E-mail a.hamersky@marschall.at

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