



Spacious 2-Bedroom Apartment with Balcony Near Naschmarkt

Property no. **2727**

LOCATION

This freshly renovated 2-bedroom apartment offers approximately 79 m² of living space and is located in a beautifully restored, elegant building close to the Naschmarkt and Margaretenplatz.

LAYOUT and FEATURES

Accessed through the foyer, which includes a guest toilet, you enter the generously sized living area with an open kitchen that leads to the southwest-facing balcony. From the living room, you can also access the bedroom, which has an en-suite bathroom with a bathtub. Additionally, a storage room accessible from the living area completes the layout.

Natural materials and clear lines define the design: the furnishings combine aesthetics with functionality, exuding calmness and balance. Modern design elements and durable materials create a harmonious blend of elegance and sustainable quality.

Highlights:

- Solid wood parquet flooring with integrated underfloor heating
- Designer bathroom fittings
- Electrically operated sun protection systems
- Innovative smart home technology
- High-end designer furnishings
- Central location near Naschmarkt
- Excellent transportation links and infrastructure

INFRASTRUCTURE

The area blends vibrant urban life with artistic charm and diverse recreational opportunities. Nearby, you'll find trendy boutiques, studios, and charming cafés that contribute to the neighborhood's creative flair. The nearby Naschmarkt offers numerous culinary highlights, including some of Vienna's top dining spots! Cultural hotspots like the Filmcasino cinema, the Vienna State Opera, and the Karlskirche provide a varied art and culture scene.

Daily necessities, such as supermarkets, pharmacies, and drugstores, as well as educational institutions, are also conveniently located nearby.

Numerous public transportation options are within a 10-minute walk (U-Bahn U4, buses 59A, 13A, 12A, trams 1, 62, and the Badner Bahn).

INFORMATION

The building also has additional apartments available in various sizes.

If you are interested in purchasing the apartment as an investment for rental purposes, we would be happy to provide you with the investment terms.

Commission: 3% + 20% VAT.

The information provided above is based on details and documents from the client and is offered without warranty on our part.

All area measurements are rounded according to commercial standards and may slightly differ from the plans.

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-1050 Wien
 - **Proximity** Margaretenplatz, Naschmarkt
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- **Living space** approx. 79 sqm
 - **Balcony space** approx. 6 sqm
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- **Room** 2
 - **Bathrooms** 1
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■ WC 2

■ **Purchase price** € 919,000.00

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

■ **Obtainable from** Nov 2024

■ **Year of construction** 1844

■ **Category** Wohnung

Your contact person



ALEXANDER HAMERSKY

Phone [+43 676 700 79 18](tel:+436767007918)

E-mail a.hamersky@marschall.at

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