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MARSCHALL
R E A L E S T A T E

Spacious 5-Room Period Apartment near Schottentor - In Need of Renovation

Property no. **2741**

PRIME LOCATION

This approximately 196 m², 5-room period apartment in need of renovation is located in one of the most sought-after areas of Vienna's 9th district, close to the prestigious Wasa Gymnasium and just a short stroll from Schottentor and the Votive Church. The city center and public transport are easily accessible on foot.

Situated on the 3rd floor (2nd floor with mezzanine) of an elegant historic building with a beautifully structured facade and elevator, this property offers classic Viennese charm and incredible potential.

FLOORPLAN & FEATURES

This grand period apartment captivates with its spacious and versatile layout. A large central hallway connects all five generously sized rooms, offering flexibility and a sense of flow.

Two bright living rooms face west towards the street, while three additional rooms overlook quiet, sunlit courtyards. The apartment also features a spacious kitchen, a large bathroom with a window, two storage rooms, and a separate WC.

High ceilings, exquisite double doors, original fireplaces, and parquet floors create the perfect canvas for a renovation project that will meet your personal style and high standards.

OUTSTANDING INFRASTRUCTURE

This premium inner-city location boasts exceptional infrastructure and urban quality of life.

You'll find shops, kindergartens, schools, universities, restaurants, cultural venues, medical facilities, and public transport options (tram lines D, 1, 71, 37, 38, 40, 41, 42, 43, 44, and bus lines 1A, 40A) all within walking distance. The nearby "Schottentor" transport hub provides easy access to the U2 subway line.

Vienna International Airport is also conveniently reachable.

IMPORTANT INFORMATION

Commission: 3% of the purchase price + 20% VAT

Please note: This offer is subject to change and non-binding. All information is based on details provided by the owner and is without guarantee. The general terms and conditions for real estate agents apply. A close economic relationship with the seller exists.

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** Schottentor/Votivkirche
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■ **Living space** approx. 196 sqm

- **Room** 5
 - **Bathrooms** 1
 - **WC** 1
 - **Floors** 7
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- **Purchase price** € 1,390,000.00
 - **Monthly costs** € 413.47
 - **Operation costs net** € 374.28
 - **Other costs net** € 39.19
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** sofort
- **Year of construction** 1880

Your contact person



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