



FIRST OCCUPANCY – Beautiful 3-Room Apartment with Balcony near Naschmarkt

Property no. **2734**

LOCATION

This modern 3-room apartment, approximately 126 m² in size, is located just steps from the Naschmarkt in a high-quality refurbished building that blends the best elements of various architectural styles. The historic building has been fully modernized and was recently completed!

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

Upon entering through the hallway, you'll find the exceptionally spacious living area with an open kitchen on the right, which also provides access to the northeast-facing terrace. The hallway leads to two bedrooms, each with its own bathroom featuring a shower and a bathtub. A separate WC and a storage room are conveniently accessible from the hallway.

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 a prime location near the popular Vienna Naschmarkt. You'll 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 variety 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 the 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
-

- **Living space** approx. 126 sqm
 - **Patio area** approx. 11 sqm
 - **Usable area** approx. 142.71 sqm
-

- **Room** 3
 - **Bathrooms** 2
 - **WC** 1
 - **Patio** 1
-

- **Purchase price** € 1,580,000.00
 - **Monthly costs** € 398.32
 - **Operation costs net** € 265.23
 - **Other costs net** € 133.09
-

■ **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



ALEXANDER HAMERSKY

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

E-mail a.hamersky@marschall.at

WITH THIS QR CODE YOU CAN ACCESS THIS WEBSITE DIRECTLY – FAST AND EASY



Using a QR code scanner app on your device, you can scan the image to the left and go straight to this site on our website.