

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

Fully Renovated 3-Room Apartment with Balcony in Historic Charm

Property no. **2725**

LOCATION

This spacious 3-room apartment offers approximately 91 m² of living space and is situated in a beautifully renovated, elegant building near the Naschmarkt and Margaretenplatz.

LAYOUT AND FEATURES

From the entrance hall, you access the living area with a semi-open kitchen, which is connected to a bedroom that includes a wardrobe and a shower bathroom. On the other side, there is another bedroom with access to the balcony and its own bathroom with a bathtub. A guest toilet and a storage room complete the layout.

Natural materials and clean lines define the aesthetic, merging functionality with serenity 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 fixtures
- Electrically operated sun protection systems
- Innovative smart home technology
- Premium designer finishes
- Central location near the Naschmarkt
- Excellent transport links and infrastructure

INFRASTRUCTURE

The surrounding area combines vibrant urban life with artistic charm and a variety of recreational opportunities. Trendy boutiques, studios, and charming cafés that shape the creative vibe of the neighborhood are all within close proximity. Notably, the nearby Naschmarkt

offers numerous culinary delights, with some of Vienna's top restaurants located here! Cultural hotspots such as the Filmcasino cinema, the Vienna State Opera, and the Karlskirche contribute to a diverse art and culture scene.

Additionally, everyday necessities (supermarkets, pharmacies, drugstores, etc.) and educational institutions are also conveniently nearby.

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

ADDITIONAL INFORMATION

More apartments of various sizes are available in the building.

If you are interested in purchasing this apartment as an investment property for rental purposes, we would 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.

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. 91 sqm
 - **Balcony space** approx. 9 sqm
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- **Room** 3
 - **Bathrooms** 2
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■ WC 2

■ **Purchase price** € 898,000.00

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

■ **Obtainable from** Nov 2024

■ **Year of construction** 1844

■ **Category** Wohnung

Your contact person



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