

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

## **Penthouse with Stunning Terraces near Naschmarkt (First Occupancy)**

Property no. **2738**

### **LOCATION**

This impressive penthouse, covering approximately 168 m<sup>2</sup> and featuring several large terraces along with a rooftop terrace, is located just steps away from the Naschmarkt in a meticulously refurbished building that combines the best elements from various architectural eras. The historic property has been fully modernized and was recently completed!

Exclusive materials such as elegant herringbone parquet flooring, expansive windows, air conditioning, and attractive balconies and terraces distinguish this apartment and the building as a whole.

### **LAYOUT AND FEATURES**

Accessed directly by elevator, the spacious living area (approx. 71 m<sup>2</sup>) features an open kitchen and leads to a large terrace on the main level. The entrance hall also provides access to the master bedroom, which includes an en-suite bathroom with a bathtub, shower, and WC, as well as a walk-in closet. This bedroom also has access to a second large terrace on the same level. Another bedroom with an en-suite shower bathroom can be accessed from the living area.

A staircase in the entrance hall leads to the highlight of this penthouse: the approximately 107 m<sup>2</sup> rooftop terrace with fantastic views!

### **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. Residents enjoy exceptional infrastructure with numerous shopping options, renowned restaurants, cafés, and bars all within close proximity, 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 few steps away, providing quick connections to the city center and other districts. Additionally, several tram and bus lines ensure flexible travel options. Schools, kindergartens, and healthcare facilities are also nearby, making this location ideal for families and professionals alike.

## **ADDITIONAL INFORMATION**

More apartments in various sizes are available within 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.

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
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- **Living space** approx. 168 sqm
  - **Patio area** approx. 230 sqm
  - **Usable area** approx. 403,98 sqm
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- **Room** 3
  - **Bathrooms** 2
  - **WC** 2
  - **Patio** 3
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- **Purchase price** € 3,739,000.00
- **Monthly costs** € 599.24
- **Operation costs net** € 443.31
- **Other costs net** € 155.93

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

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- **Obtainable from** sofort
  - **Year of construction** 2024
  - **Energy efficiency class** A
  - **Energy efficiency class** A
  - **Category** Wohnung
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## Your contact person



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