

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

3-Room Penthouse Apartment with Terrace

Property no. **2754**

GENERAL

This charming 3-room penthouse apartment is the perfect retreat in the heart of vibrant city life. It not only features a quiet balcony overlooking the courtyard but also a terrace that invites you to relax. The apartment benefits from excellent public transport connections, allowing you to reach the city center quickly. Just a few minutes' walk away, Währingerstraße offers numerous shops and markets, perfect for strolling and exploring. A place where urban living meets tranquility and comfort.

LAYOUT / FEATURES

Upon entering this beautiful penthouse apartment, you are welcomed by an inviting entrance hall with a practical storage room. From here, you continue to a spacious kitchen with an additional storage area and a large dining space that opens onto a balcony overlooking the lush, green courtyard with mature trees. A hallway connects the bathroom with WC to additional rooms, which can be flexibly used as a living room with a bedroom or as two separate bedrooms. From here, you have access to another idyllic terrace, providing extra space for relaxation.

The apartment is equipped with numerous amenities, including a high-quality built-in kitchen, an air-source heat pump, underfloor heating, and air conditioning, ensuring maximum comfort.

INFRASTRUCTURE

The property is just a few minutes' walk from Nußdorfer Straße and Währinger Straße, ensuring excellent local amenities with numerous shops nearby. Public transport connections are optimal, with the U6 Währinger Straße/Volksoper subway station and tram lines 5, 33, 37, 38, 40-42, as well as the 40A bus line, in close proximity.

INFORMATION

The details provided above are based on information and documents from the owner and are subject to change without guarantee.

Commission: 3% + 20% VAT.

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

■ **Living space** approx. 75 sqm

■ **Patio area** approx. 7 sqm

■ **Balcony space** approx. 3 sqm

■ **Room** 3

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 6

■ **Patio** 1

■ **Purchase price** € 890,000.00

■ **Monthly costs** € 214.83

■ **Operation costs net** € 188.45

■ **Other costs net** € 26.38

■ **Obtainable from** April 2025

Your contact person



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