



## Newly Renovated 2-Room Apartment with Loggia

Property no. **2728**

### LOCATION

This freshly renovated 2-room apartment offers approximately 52 m<sup>2</sup> of living space and is located in a beautifully restored, elegant building near Naschmarkt and Margaretenplatz.

### LAYOUT and FEATURES

Upon entering through the foyer, which leads to a separate toilet, you are directly greeted by a spacious living area with an open kitchen and access to the north-facing loggia. From the living space, you can also access the bedroom, which features an adjacent bathroom with a bathtub. A storage room, also accessible from the foyer, completes the layout.

Natural materials and clear lines define the design: the features combine aesthetics with functionality, radiating tranquility 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 fittings
- Electrically operated sun protection systems
- Innovative smart home technology
- High-end designer furnishings
- Central location near Naschmarkt
- Excellent transportation links and infrastructure

### INFRASTRUCTURE

The area combines vibrant urban life with artistic charm and various recreational opportunities. You'll find trendy boutiques, studios, and charming cafés nearby, adding to the creative atmosphere of the neighborhood. The nearby Naschmarkt offers numerous culinary highlights, including some of Vienna's top restaurants! Cultural hotspots like the Filmcasino cinema, the Vienna State Opera, and the Karlskirche provide a rich art and culture scene.

Daily necessities such as supermarkets, pharmacies, and drugstores, as well as educational institutions, are conveniently located in the immediate vicinity.

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

## **INFORMATION**

The building also has additional apartments available in various sizes.

If you are interested in purchasing the apartment as an investment for rental purposes, we would be happy to provide you with the investment terms.

Commission: 3% + 20% VAT.

The information provided above is based on details and documents from the client and is offered without warranty on our part.

All area measurements are rounded according to commercial standards and may slightly differ from the plans.

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
- 
- **Living space** approx. 52 sqm
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- **Room** 2
  - **Bathrooms** 1

■ WC 1

■ Loggia 1

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■ Purchase price € 749,000.00

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

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■ Obtainable from Nov 2024

■ Year of construction 2024

■ Energy efficiency class B

■ Energy efficiency class A+

■ Category Wohnung

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## Your contact person



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