

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

## Exquisite apartment in historic house at Getreidemarkt

Property no. **2633**

### LOCATION

This high-quality renovated two-room apartment on Getreidemarkt is a successful mix of historical charm and modern comfort. The period house with converted attic dates back to 1867 and is in very good, well-kept condition. The ideal location next to Secession, Naschmarkt, Museumsquartier and Mariahilfer Straße is one of the most sought-after residential locations in Vienna and makes this apartment a perfect home. The excellent transport links allow you to easily explore the city and enjoy all the amenities of urban life.

### LAYOUT and EQUIPMENT

The anteroom leads to the living room of approx. 30 sqm, the separate kitchen area (approx. 9 sqm) with adjoining storage room and the bedroom (approx. 18 sqm) with en-suite bathroom. The living rooms are oriented towards the street and the kitchen faces a small courtyard. The bathroom is equipped with a bathtub, a walk-in shower with glass wall, a vanity with marble sink and a towel radiator. The washing machine connection is located in the storage room. In the anteroom, toilet, bathroom, storage room and kitchen area the ceilings are suspended and spotlights are installed. In the living room and bedroom the ceilings are decorated with stucco elements. The existing windows were renovated. On the courtyard side, the windows are triple glazed with plastic frames. The street-side wooden box windows were renewed on the inside and the outer sashes were refurbished in a carpenter's style. The new interior doors have cassettes and wooden frame and a height of 2.50 m! The oak parquet is laid in French herringbone technique. The property is heated by gas and has underfloor heating. The new condensing boiler is mounted in the storeroom.

### INFRASTRUCTURE

The infrastructure is excellent, with a wide range of stores, restaurants, cafes and cultural as well as school facilities nearby. The U2 Museumsquartier station is in the immediate vicinity, as well as bus line 57A and streetcar lines 1, 2, 71 and D. The city center is within walking distance. Parking is available in the underground garages at Museumsquartier and in Lehárgasse.

The airport is easily accessible.

## **INFORMATION**

The above information is based on information and documents of the owner and is without guarantee on our part.

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-1060 Wien, Mariahilf
  - **Proximity** Mariahilfer Straße, Naschmarkt, Museumsquartier
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■ **Living space** approx. 77 sqm

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- **Room** 2
  - **Bathrooms** 1
  - **WC** 1
  - **Floors** 6
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- **Purchase price** € 695,000.00
  - **Monthly costs** € 237.99
  - **Operation costs net** € 149.11
  - **Other costs net** € 88.88
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** sofort
- **Year of construction** 1867

- Energy efficiency class D
  - Energy efficiency class D
  - Category Wohnung
- 

## Your contact person



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