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MARSCHALL
R E A L E S T A T E

Elegant style apartments

Property no. **2133**

The entire third floor was revitalized and five condominiums with living areas of approx. 93 to approx. 166 m² were built in a historic building in a prime location.

The unique style building offers the ideal setting for sophisticated home decor combined with historic buildings and modern living space with smart home control.

Oak-floored parquet, terrazzo floors in the entrees and luxury bathrooms made of dark marble combine the highest standards with traditional building culture. The ambience of a classic old style apartment is obtained through typical style windows with double glazing and double doors. High ceilings provide a pleasant sense of space and give all rooms open generosity. The en suite bathrooms, directly connected to the bedrooms, create a luxurious atmosphere. The open kitchen offers plenty of space for socializing. Alarm systems and video intercom systems increase comfort and safety.

The apartments are also characterized by their excellent location in the immediate vicinity of the city park and the Vienna State Opera. All inner city sights and cultural institutions, numerous restaurants and shopping streets (Kärntner Straße, Kohlmarkt, Graben) are within walking distance.

The location has excellent public transport links. Just a few meters away are the underground station U4 Stadtpark and the U3 station Stubentor as well as numerous tram lines (2, 1, 71, D).

INFORMATION

Commission: 3% + 20% VAT.



Details

- **Adress** AT-1010 Wien
- **Proximity** Stadtpark

■ **Living space** approx. 93 sqm

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- **Room** 2
 - **Bathrooms** 1
 - **WC** 1

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- **Purchase price** € 1,350,000.00
 - **Monthly costs** € 303.46
 - **Operation costs net** € 200.73
 - **Other costs net** € 102.73
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.

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- **Obtainable from** nach Vereinbarung
 - **Year of construction** 1868
 - **Energy efficiency class** C

■ Energy efficiency class C

■ Category Wohnung

Your contact person



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