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MARSCHALL
R E A L E S T A T E

Elegant style apartments

Property no. **2129**

The apartment is located in a prime location in the center of Vienna and has 120 m² of living space.

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 apartment is 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.

Please note that there is a close economic relationship between the broker and the client. The broker is working as a double agent.



Details

- **Adress** AUT-1010 Wien
- **Proximity** Stadtpark

■ **Living space** approx. 120 sqm

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- **Room** 3
 - **Bathrooms** 2
 - **WC** 1

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- **Purchase price** € 1,740,000.00
 - **Monthly costs** € 385.44
 - **Operation costs net** € 253.66
 - **Other costs net** € 131.78
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.

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- **Obtainable from** ab sofort
 - **Year of construction** 1868
 - **Energy efficiency class** C
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 - **Category** Wohnung
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Your contact person



MAG. VIKTORIA PETER

Phone [+43 1 533 20 30 25](tel:+431533203025)

Mobile [+43 660 76 08 901](tel:+436607608901)

E-mail v.peter@marschall.at

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