



Terrace Apartment Near Naschmarkt – FIRST OCCUPANCY

Property no. **2737**

LOCATION

This recently completed 2-room apartment, featuring approximately 79 m² of living space and a large terrace, is situated just steps away from the Naschmarkt in a meticulously refurbished building that blends the best elements from various architectural styles. The historic property has been fully modernized and was recently finished!

Exclusive materials such as elegant herringbone parquet flooring, expansive windows, air conditioning, and attractive balconies and terraces set this apartment and the building apart.

LAYOUT AND FEATURES

From the spacious entrance hall, you step directly into the generously sized living area with an open kitchen and access to the northwest-facing rooftop terrace. The entrance hall also leads to the bedroom, which includes an adjacent bathroom featuring both a shower and a bathtub, as well as access to a second southeast-facing terrace. A separate WC and a storage room complete the layout.

Highlights:

- High-quality herringbone parquet flooring
- Air-conditioned living spaces
- Exclusive bathroom fixtures
- Fine Italian stoneware
- Video intercom system
- Convenient parcel locker system
- Digital property management via app

INFRASTRUCTURE

This address boasts a prime location near the popular Vienna Naschmarkt. Residents benefit from exceptional infrastructure, with numerous shops, renowned restaurants, cafés, and bars all within walking distance, making this one of the liveliest neighborhoods in Vienna. The Naschmarkt offers a diverse range of culinary experiences, from fresh produce to international specialties. Public transportation is excellent, with the Kettenbrückengasse U-Bahn station (U4) just a short walk away, providing quick connections to the city center and other parts of Vienna. Additionally, several tram and bus lines ensure flexible travel options. Schools, kindergartens, and healthcare facilities are also nearby, making this location ideal for families and professionals alike.

ADDITIONAL INFORMATION

There are more apartments available in various sizes within the building.

If you're interested in purchasing this apartment as an investment property for rental purposes, we'd be happy to provide you with investor terms.

Commission: 3% + 20% VAT

The information provided above is based on documents from the seller and is presented without guarantee on our part.

All area figures are approximate and may slightly differ from the floor plan.

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-1040 Wien
 - **Proximity** Naschmarkt, Karlsplatz
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- **Living space** approx. 79 sqm
 - **Patio area** approx. 41 sqm
 - **Usable area** approx. 123.78 sqm
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- **Room** 2
 - **Bathrooms** 1
 - **WC** 1
 - **Patio** 2
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- **Purchase price** € 1,109,000.00
 - **Monthly costs** € 235.60
 - **Operation costs net** € 174.29
 - **Other costs net** € 61.31
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** sofort

■ **Year of construction** 1827

■ **Energy efficiency class** A

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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