



FIRST OCCUPANCY – Modern 2-Room Apartment near Naschmarkt

Property no. **2733**

LOCATION

This beautiful 2-room apartment, with approximately 55 m² of living space, is situated in close proximity to Naschmarkt in a high-quality, refurbished building that combines the best elements of various architectural periods. The historic building has been fully modernized and was recently completed!

Exclusive materials such as elegant herringbone parquet flooring, large windows, air conditioning, as well as attractive balconies and terraces, are standout features of this apartment and the building as a whole.

LAYOUT AND FEATURES

The entrance hall leads into the living area with an open kitchen, which opens onto the northwest-facing balcony. From the living room, you can access the bedroom, featuring a French window, and the bathroom, which includes both a bathtub and a shower. A separate WC and a storage room are also conveniently accessible from the hallway.

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 Vienna's popular Naschmarkt. You'll enjoy 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 variety of culinary delights, 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 offer flexible travel options. Schools, kindergartens, and health-care facilities are also nearby, making this location ideal for both families and professionals.

ADDITIONAL INFORMATION

The building offers additional apartments in various sizes.

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.

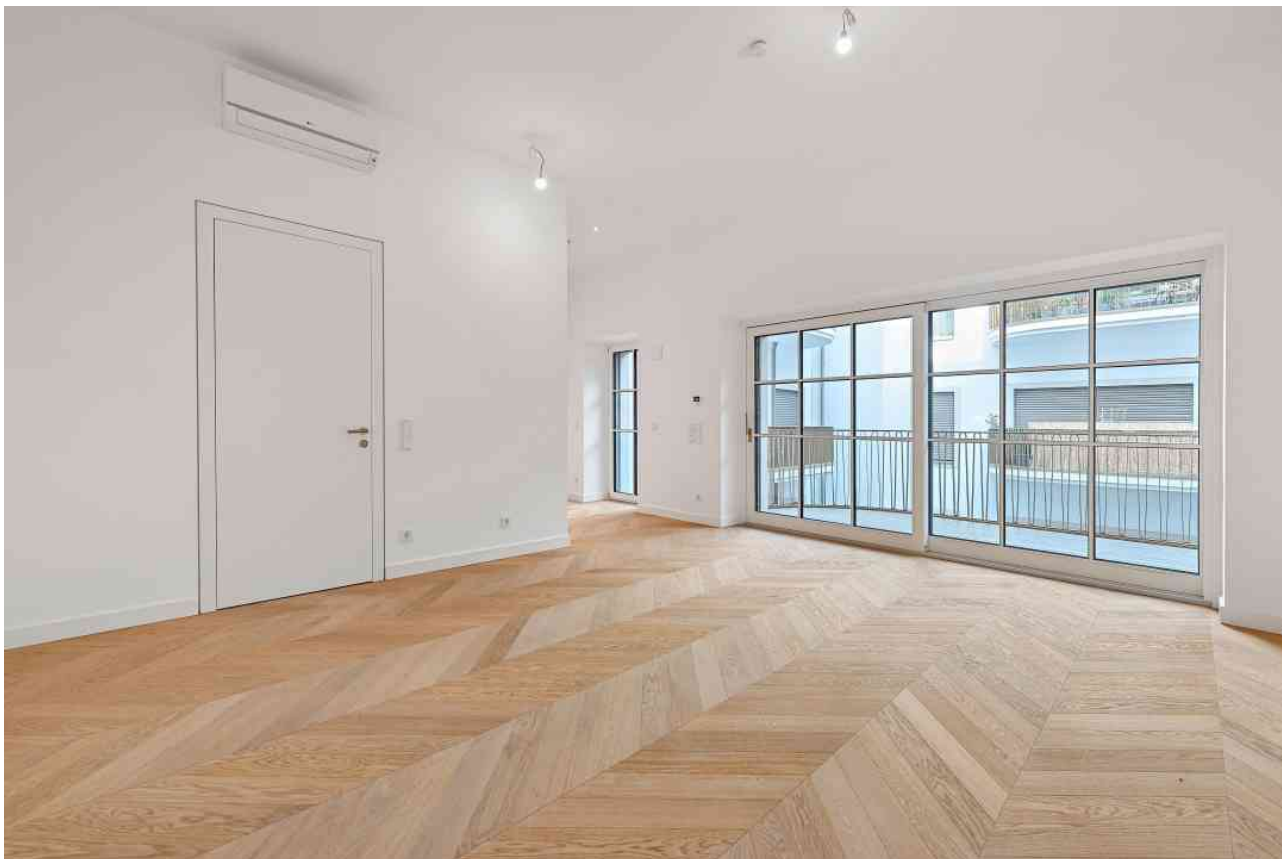
Commission: 3% + 20% VAT

The information provided above is based on documents from the seller and is subject to change without guarantee.

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

■ **Living space** approx. 55 sqm

■ **Patio area** approx. 9 sqm

■ **Usable area** approx. 68 sqm

■ **Room 2**

■ **Bathrooms 1**

■ **WC 1**

■ **Patio 1**

■ **Purchase price** € 625,000.00

■ **Monthly costs** € 165.02

■ **Operation costs net** € 109.88

■ **Other costs net** € 55.14

■ **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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