

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

Perfectly Renovated 2-Room Period Apartment with Balcony in Prime Location

Property no. **2746**

LOCATION

This charming, fully renovated period apartment offers modern living comfort with historic flair. The spacious balcony overlooking the courtyard ensures a tranquil atmosphere. Ideally located behind the Volksoper, you will benefit from excellent infrastructure – the nearby Währingerstraße offers numerous shopping opportunities and markets. With optimal public transport connections, the city center can be reached in just around 15 minutes.

LAYOUT / FEATURES

The apartment impresses with a well-thought-out layout. From the inviting entrance hall, both the guest WC and the spacious bathroom are directly accessible. The generous living area with an open kitchen serves as the heart of the apartment and provides access to a balcony of approximately 13 m², offering a peaceful courtyard view with beautiful trees. The cozy bedroom, also facing the courtyard, ensures a pleasant living atmosphere. A practical storage room, accessible from the entrance hall, completes the intelligent living concept.

High-quality features include:

- A fully equipped built-in kitchen
- Underfloor heating
- Electric roller shutters on all windows
- Fine stoneware tiles in the bathrooms
- Video intercom system

INFRASTRUCTURE

The property is just a few minutes' walk from Nußdorfer Straße and Währinger Straße, ensuring excellent local amenities with numerous shops nearby. Public transport connections are optimal, with the U6 Währinger Straße/Volksoper subway station and tram lines 5, 33, 37, 38, 40-42, as well as the 40A bus line, in close proximity.

INFORMATION

The details provided above are based on information and documents from the owner and are subject to change without guarantee.

Commission: 3% + 20% VAT.

Disclaimer: Some images have been enhanced or virtually staged using AI technologies. Visualisations created with AI are clearly labelled, for example: "AI-generated furnishing proposal".

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-1090 Wien

■ **Living space** approx. 56 sqm

■ **Patio area** approx. 13 sqm

■ **Room** 2

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 6

■ **Patio** 1

■ **Purchase price** € 595,000.00

■ **Monthly costs** € 159.46

■ **Operation costs net** € 139.88

■ **Other costs net** € 19.58

■ **Obtainable from** April 2025

■ **Energy efficiency class** C

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■ **Category** Wohnung

Your contact person



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