



FIRST OCCUPANCY – Balcony Apartment for Singles and Couples Near Naschmarkt

Property no. **2736**

LOCATION

This newly completed 2-room apartment, featuring approximately 74 m² of living space and a balcony, is located just steps from the Naschmarkt in a high-quality refurbished building that showcases the best elements from various architectural periods. The historic building has been fully modernized and was recently finished!

Exclusive materials, such as elegant herringbone parquet flooring, large windows, air conditioning, and attractive balconies and terraces, highlight both the apartment and the building as a whole.

LAYOUT AND FEATURES

Upon entering through the hallway, you'll find the generously proportioned living area with an open kitchen, which leads to the southwest-facing balcony. The living room also provides access to the bedroom, which has a bathroom equipped with both a shower and a bathtub. A separate WC and a storage room are accessible from the hallway, completing 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 offer flexible travel options. Schools, kindergartens, and healthcare facilities are also nearby, making this location ideal for both families and professionals.

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

- **Address** AUT-1040 Wien
 - **Proximity** Naschmarkt, Karlsplatz
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- **Living space** approx. 74 sqm
 - **Balcony space** approx. 5 sqm
 - **Usable area** approx. 83 sqm
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- **Room** 2
 - **Bathrooms** 1
 - **WC** 1
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- **Purchase price** € 744,000.00
- **Monthly costs** € 194.63
- **Operation costs net** € 143.98
- **Other costs net** € 50.65

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** sofort

■ **Year of construction** 1827

■ **Energy efficiency class** A

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■ **Category** Wohnung

Your contact person



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