



## Beautiful 2-Room Apartment in a Prime Naschmarkt Location

Property no. **2732**

### LOCATION

This beautiful 2-room apartment, approximately 60 m<sup>2</sup> in size, is located just steps from the Naschmarkt in a high-quality, refurbished building that blends the best 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, and appealing balconies and terraces make this apartment—and the building as a whole—truly stand out.

### LAYOUT AND FEATURES

The hallway leads into the living area with an open kitchen, which opens onto the southeast-facing balcony (approx. 8 m<sup>2</sup>). The bedroom, featuring a French window, is accessible through the living area. The bathroom, complete with a bathtub and toilet, is conveniently located off the hallway.

### Highlights:

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

### INFRASTRUCTURE

The property boasts an outstanding location near Vienna's famous Naschmarkt. Here, you'll enjoy excellent infrastructure with numerous shops, renowned restaurants, cafés, and bars all within walking distance—making this one of Vienna's liveliest areas. The Naschmarkt offers

a wide variety of culinary delights, from fresh produce to international specialties. Public transportation is excellent, with the Kettenbrückengasse U-Bahn station (U4) just steps away, offering quick connections to the city center and other districts. Several tram and bus lines also ensure flexible travel options. Schools, kindergartens, and healthcare facilities are nearby, making this location ideal for both families and professionals.

### **ADDITIONAL INFORMATION**

There are additional apartments of various sizes available in the building.

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

Commission: 3% + 20% VAT

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

All area figures are approximate and may slightly differ from the actual 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. 60 sqm
  - **Patio area** approx. 8 sqm
  - **Usable area** approx. 71 sqm
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- **Room** 2
  - **Bathrooms** 1
  - **WC** 1
  - **Patio** 1
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- **Purchase price** € 643,000.00
  - **Monthly costs** € 179.16
  - **Operation costs net** € 115.56
  - **Other costs net** € 63.60
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

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■ **Obtainable from** sofort

■ **Year of construction** 1827

■ **Energy efficiency class** A

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■ **Category** Wohnung

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## Your contact person



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