



Charming Penthouse Apartment with Terrace

Property no. **2755**

GENERAL

This charming 2-room penthouse apartment is the perfect retreat. With its private terrace, it offers a peaceful space to relax and unwind. The apartment stands out with its excellent public transport connections, allowing quick access to the city center. Just a few minutes' walk away, Währingerstraße offers a variety of shops and markets, perfect for strolling and exploring. Here, urban living meets the tranquility of a cozy home.

LAYOUT / FEATURES

From the inviting entrance hall, you step into a spacious living room that seamlessly connects to a well-integrated kitchen, creating an open and welcoming atmosphere. The bedroom, like the living room, has direct access to the terrace, enhancing the sense of space and comfort. A beautifully designed bathroom and a practical storage room, also accessible from the entrance hall, complete the layout of this well-designed apartment.

The apartment is equipped with a high-quality kitchen, air-source heat pump, air conditioning, electric external blinds, underfloor heating, and many other amenities that ensure maximum comfort.

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

■ **Address** AUT-1090 Wien

■ **Living space** approx. 57 sqm

■ **Patio area** approx. 4 sqm

■ **Room** 2

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 6

■ **Patio** 1

■ **Purchase price** € 690,000.00

■ **Monthly costs** € 160.26

■ **Operation costs net** € 140.58

■ **Other costs net** € 19.68

■ **Obtainable from** April 2025

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

Your contact person



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