



Cozy, Renovated 2-Room Period Apartment in Prime Location near the Subway

Property no. **2749**

LOCATION

This charming, fully renovated period apartment with high ceilings seamlessly combines historic charm with modern living comfort. Ideally situated behind the Volksoper, it offers excellent infrastructure – the nearby Währingerstraße invites you to stroll through its many shops, cafés, and markets. Thanks to its optimal public transport connections, the city center can be reached in just about 15 minutes.

LAYOUT / FEATURES

From the entrance hall, which connects to the adjacent kitchen and a guest WC, you enter the inviting living area. This bright and spacious room creates a welcoming atmosphere. A direct connection leads to the generously sized bedroom, which features an en-suite bathroom. The bathroom is equipped with a bathtub and an additional WC, providing extra comfort and privacy.

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, tram lines 5, 33, 37, 38, 40-42, and 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. 60 sqm

■ **Room** 2

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 6

■ **Purchase price** € 490,000.00

■ **Monthly costs** € 171.43

■ **Operation costs net** € 150.38

■ **Other costs net** € 21.05

■ **Obtainable from** April 2025

■ **Energy efficiency class** C

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■ **Category** Wohnung

Your contact person



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