NEW, EXCLUSIVE CITY APARTMENT with STYLE! WURLITZER53!



Objektnummer: 1885/66

Eine Immobilie von TREUWERT GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1160 Wien,Ottakring
Baujahr:	2022
Zustand:	Neuwertig
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	58,38 m²
Nutzfläche:	62,68 m²
Gesamtfläche:	66,98 m²
Zimmer:	2
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	B 32,40 kWh / m² * a
Gesamtenergieeffizienzfaktor:	A 0,78
Kaufpreis:	334.900,00 €
Betriebskosten:	90,11 €
USt.:	9,01 €

Provisionsangabe:

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Raffael Rosenmaier, MSc






















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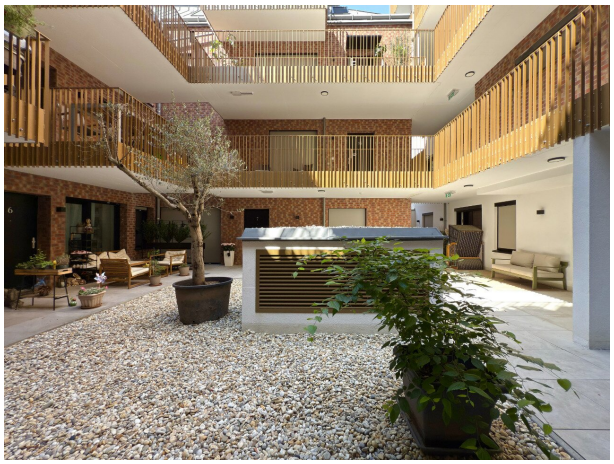



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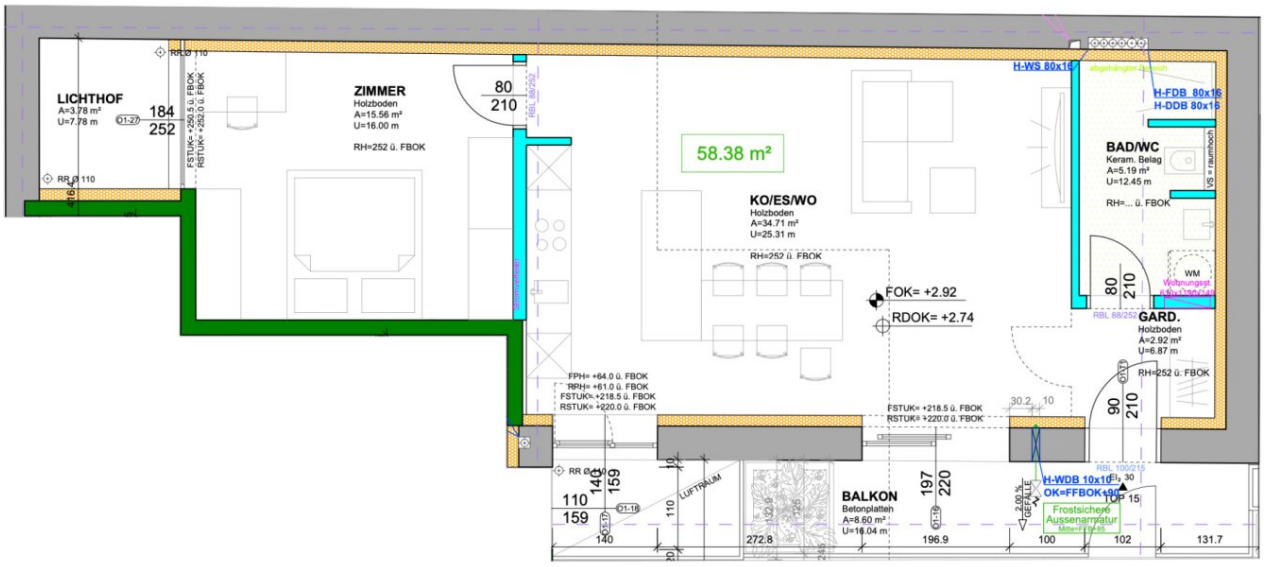

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W53



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Objektbeschreibung

This furnished, brand-new 2-bedroom apartment at Wurlitzergasse 53 offers 58.38 m² of living space plus an 8.60 m² balcony, presenting an excellent opportunity for both personal use and as a capital investment. The combination of a well-thought-out floor plan, exclusive amenities, and excellent infrastructure makes this property not only an attractive home but also a secure and stable investment.

The heart of the apartment is the approximately 35 m² living & dining area, which is fitted with elegant fishbone parquet flooring. A practical and modern lift-and-slide door leads to the spacious balcony – ideal for relaxing or as an extended living space on sunny days.

At the rear, in a pleasantly quiet location, is the 16 m² bedroom with a view of a light well – without direct access and with maximum privacy.

For a virtual online tour, please click on “Start 360° tour” above.

Room layout:

- Spacious living/dining area with access to the balcony

- Quiet bedroom facing the atrium

- High-quality bathroom with walk-in shower, wall-mounted toilet, and optional washer-dryer

- Fully equipped kitchen with brand-name appliances

- Balcony measuring approx. 8.60 m²

Exclusive Features:

- Luxurious fishbone parquet flooring in the living areas

- Large-format porcelain stoneware (60×60 cm) in the bathroom

- Walk-in rain shower

- Underfloor heating via district heating

- Electric external blinds for darkening

- Fully furnished on request: high-quality kitchen from Dieter Knoll Collection, living room sofa, bed, wardrobes, and more

- Bathroom with towel heater and washing machine connection

- Like-new LG washer-dryer available as an option

Great importance was attached to high-quality design not only in the apartment itself, but also throughout the entire project—from the stylish interior design to the striking brick façade, which gives the building a timeless, urban character. This level of quality clearly sets the building apart from standard new construction.

Location and infrastructure:

Wurlitzergasse in the 16th district is home to one of the highest-quality new construction projects in recent years in this area. The location offers a perfect blend of urban living and excellent local amenities – very quiet, yet well connected.

- Tram line 2 & bus line 10A – only about a 3-minute walk away.

- Hernals S-Bahn & Ottakring U3 – about a 10-minute walk away.

- Supermarkets, restaurants, a kindergarten, and numerous local amenities in the immediate vicinity.

- Planned U5 expansion brings additional development potential.

The location is particularly appealing to tenants and owners who want to combine urban living with a high quality of life – a strong basis for sustained demand.

Information for investors:

The apartment is currently rentable at a rent of approximately 1,100 EUR. This corresponds to a current gross initial yield of approximately 3.8%. And all this in a very exclusive new building!

This makes the property suitable for both investors and end-users who wish to rent out their apartment profitably at a later date.

Thanks to its high-quality finishes, attractive location, and steady income, this apartment represents an exceptionally attractive investment opportunity.

Costs:

Purchase price of apartment: EUR 334,900

Optional furniture purchase price: EUR 12,500

Contract drafting: 1.5% of the purchase price plus 20% VAT

Land registry entry: 1.1% of the purchase price

Real estate transfer tax: 3.5% of the purchase price

Brokerage fee: 3% of the purchase price plus 20% VAT

Arrange a viewing appointment with Mr. Raffael Rosenmaier, MSc, today and experience for yourself what dignified and peaceful living in one of Vienna's most up-and-coming locations can look like. You can reach us at any time by phone at +43 664 462 1792 or in writing at office@treuwert.at – we look forward to your inquiry!

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit
Arzt <500m
Apotheke <500m
Klinik <1.000m
Krankenhaus <1.000m

Kinder & Schulen
Schule <500m

Kindergarten <500m
Universität <1.500m
Höhere Schule <1.500m

Nahversorgung
Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <1.000m

Sonstige
Geldautomat <500m
Bank <500m
Post <500m
Polizei <500m

Verkehr
Bus <500m
U-Bahn <1.000m
Straßenbahn <500m
Bahnhof <1.000m
Autobahnanschluss <4.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap