

**NEW, EXCLUSIVE CITY APARTMENT with STYLE!  
WURLITZER53!**



**Objektnummer: 1885/66**

**Eine Immobilie von TREUWERT GmbH**

## Zahlen, Daten, Fakten

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

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner



**Raffael Rosenmaier, MSc**



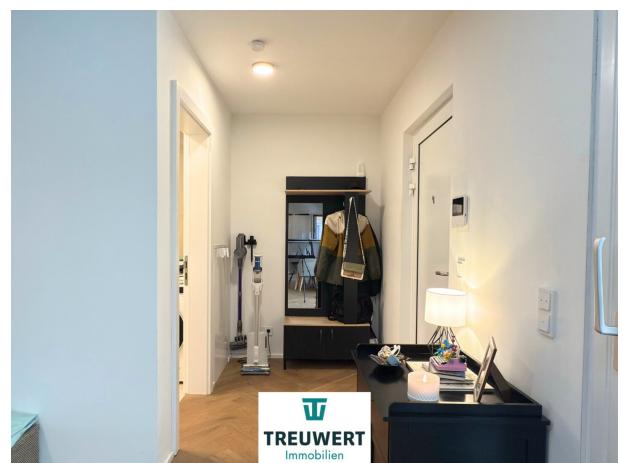
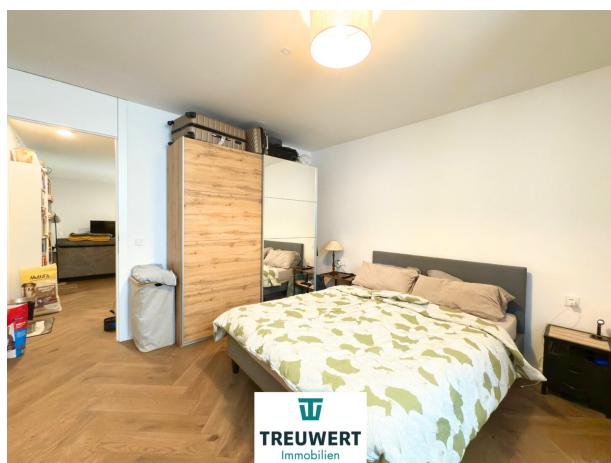
  
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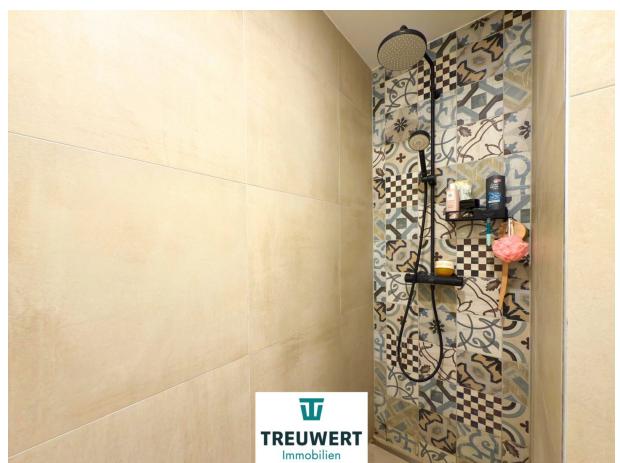
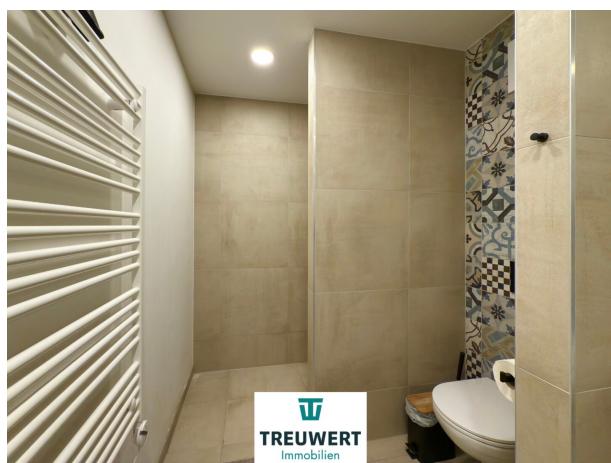


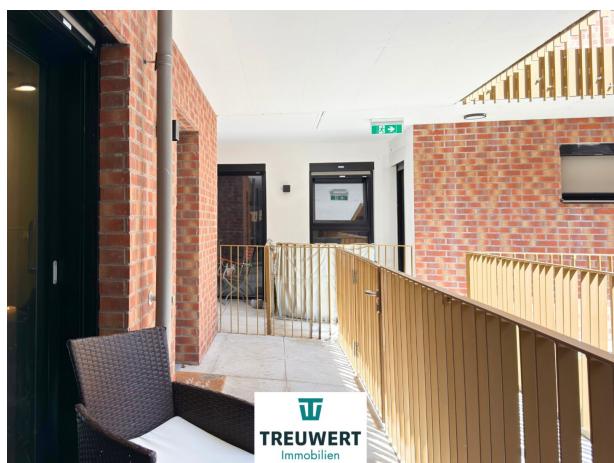
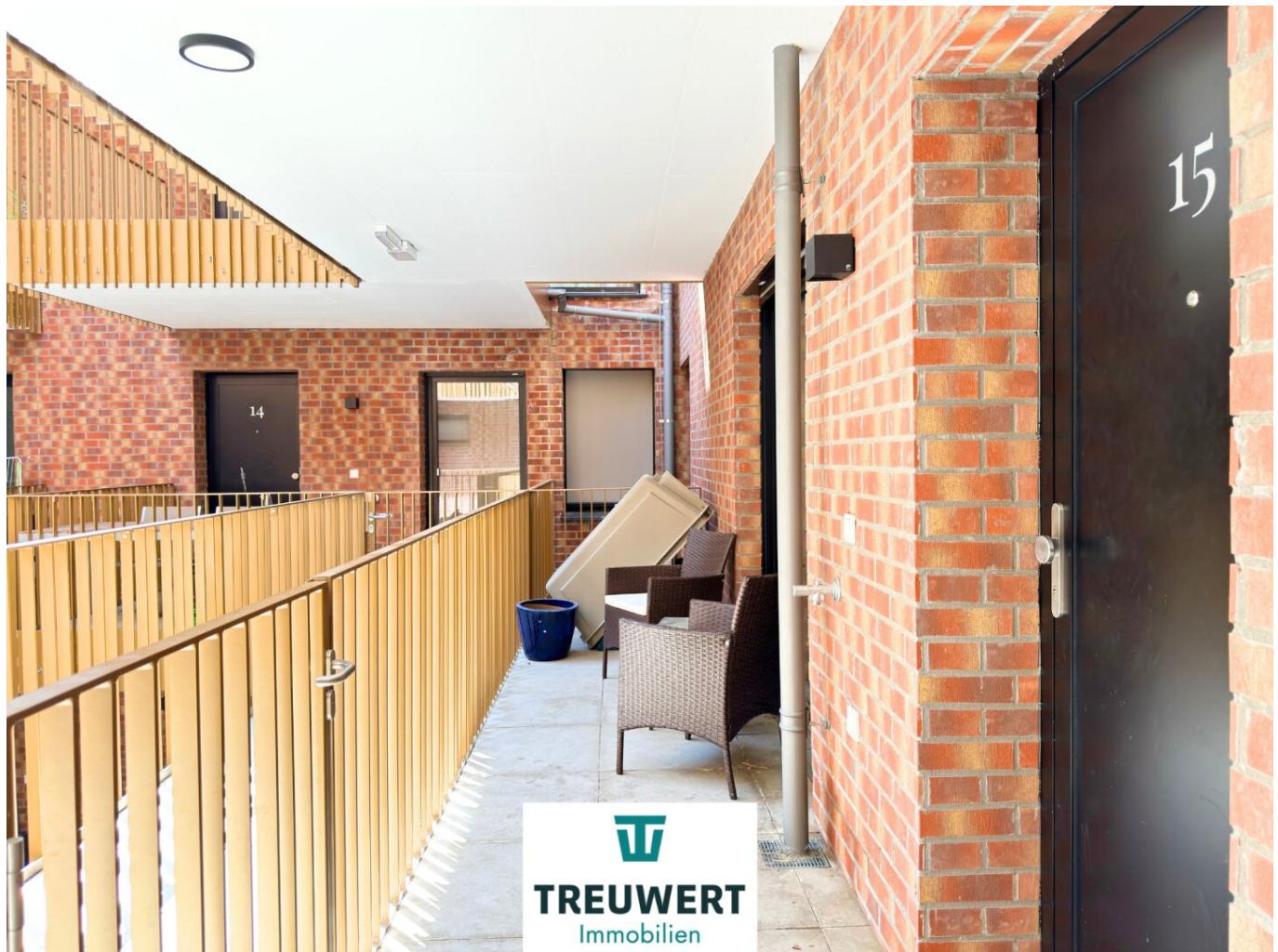


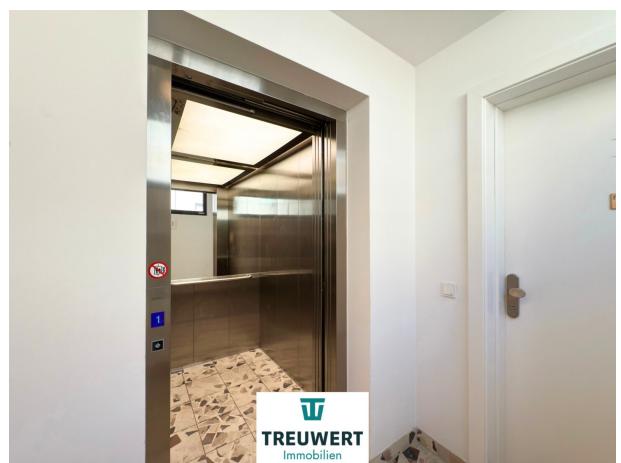
  
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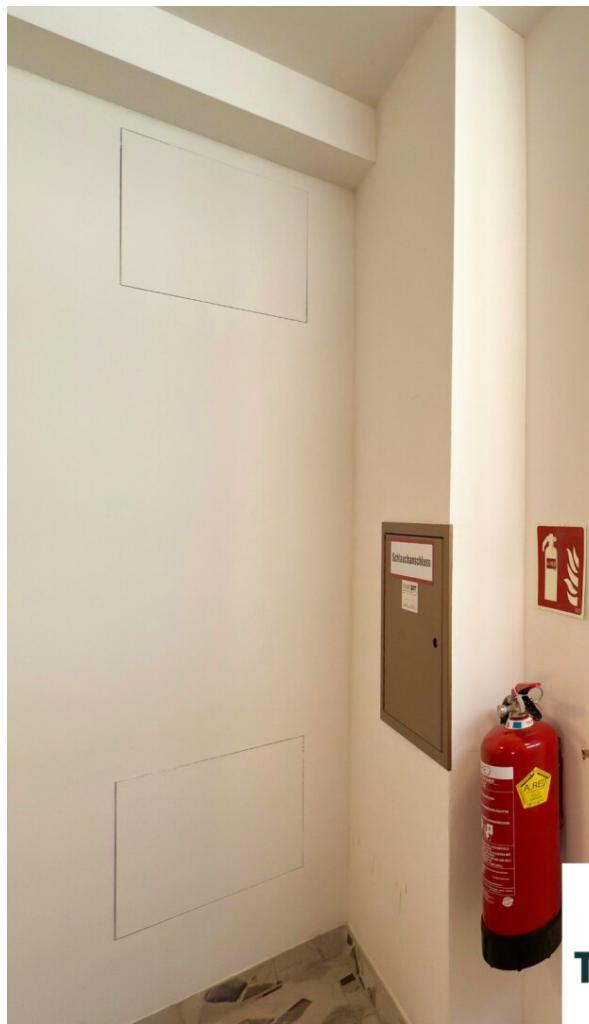




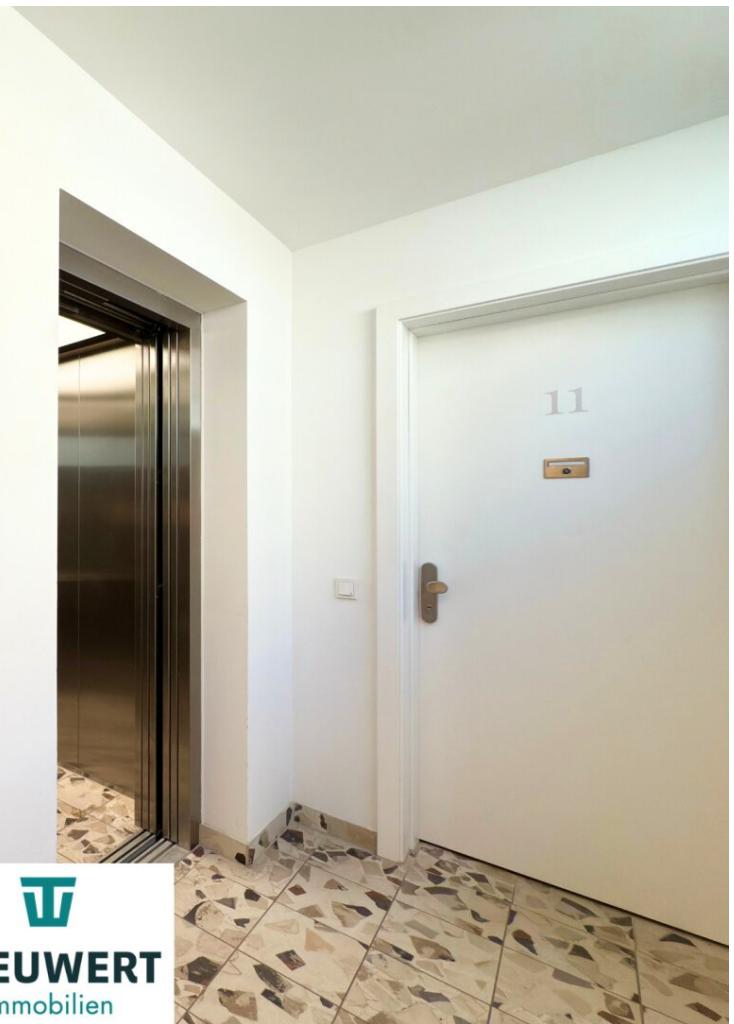


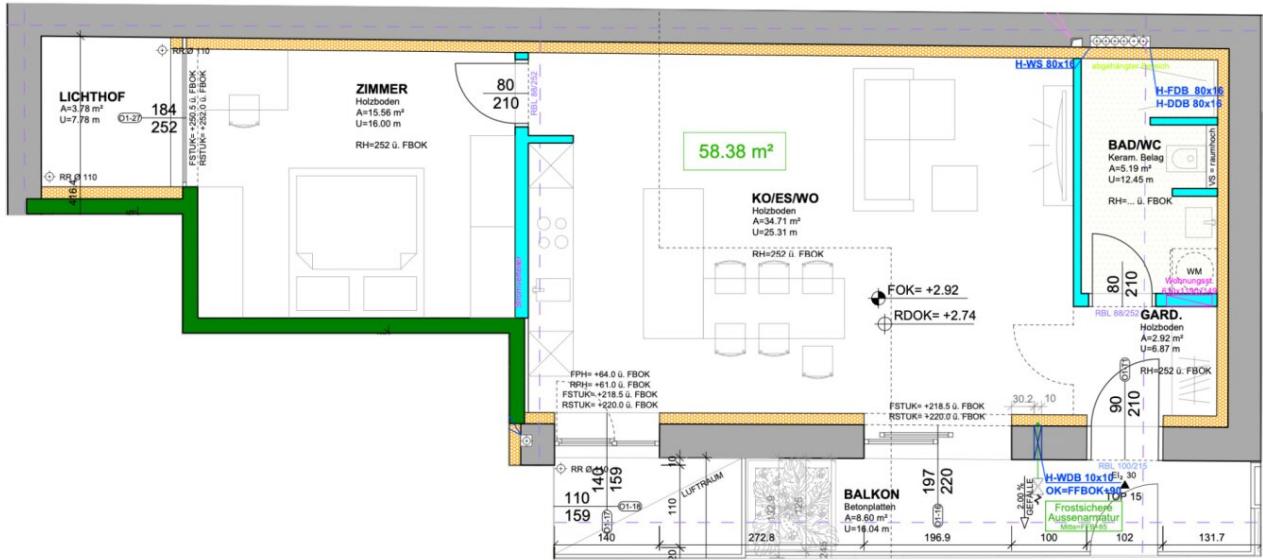






  
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## Objektbeschreibung

This high-quality, newly built 2-room apartment at Wurlitzergasse 53 offers 58.38 m<sup>2</sup> of living space plus an 8.60 m<sup>2</sup> balcony, presenting an excellent opportunity for investors with foresight. The combination of well-thought-out room layout, exclusive furnishings, and excellent infrastructure makes this property a safe and stable investment with attractive returns.

The heart of the apartment is the approximately 35 m<sup>2</sup> 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 m<sup>2</sup> bedroom with a view of a light well – without direct access and with maximum privacy.

### *Please note:*

The apartment is currently rented and will only be available from July 31, 2027. This makes the property ideal for patient end-users looking for a high-quality apartment in a sought-after location, as well as for investors who want to benefit from an attractive return. If an earlier move-in date is desired, this could possibly be arranged with the tenants.

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 m<sup>2</sup>

### **Exclusive Features:**

- Luxurious fishbone parquet flooring in the living areas
- Large-format porcelain stoneware (60x60 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.

### **Rental & return:**

The apartment is currently let on a fixed-term lease until July 31, 2027, and generates a monthly income of EUR 1,075. This corresponds to a current gross initial yield of approximately 3.7%.

This makes the property suitable both for patient end users who wish to move in at a later date and for investors looking for a solid, long-term rental property with development potential.

Thanks to its high-quality fittings, attractive location, and ongoing income, this apartment represents an above-average investment opportunity.

### **Costs:**

Purchase price of apartment: EUR 334,900

Optional furniture purchase price: EUR 20,000

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](mailto: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