



Exclusive apartment with balcony in a top location in Hietzing

Property no. **2543**

LOCATION

This exclusive residential project with just a few units is being built in a prime location in Alt-Hietzing.

The historic villa is being revitalized and classic, stylish old-style apartments are being created in new splendor, supplemented by an extension with modern new-build apartments.

The architecture creates a combination of luxury, functionality and living comfort with the equipment of modern technology.

ROOM LAYOUT AND EQUIPMENT

This approx. 95m² apartment is located in the historical part of the revitalized villa and has a wonderful living room and dining area with an eat-in kitchen and a balcony, a bedroom with a balcony, another bedroom and a bathroom with a bathtub.

This classic apartment features:

- underfloor heating
- Air Water heatpump
- Sun protection by means of electrically operated indoor cassette roller blinds or electric external blinds (depending on the type of apartment)
- high-quality parquet floors & porcelain stoneware

In the basement there is the elegant spa and fitness area consisting of a swimming pool, a fitness room, a bio sauna, a hammam and a massage room, which is available to the residents of the complex.

In the basement there are also storage rooms, a stroller/bicycle storage room, the technical rooms and the car parking spaces with preparation for an e-socket.

An exclusive concierge service, which can be individually tailored to the needs of the residents, completes the amenities of this luxurious project.

INFRASTRUCTURE

The noble location offers a familiar and natural environment in the greenest district of Vienna. The Hietzing main square is within walking distance. The area offers a variety of top restaurants with Austrian and international cuisine.

Numerous shops for everyday needs, medical practices, pharmacies, kindergartens and schools are in the immediate vicinity and can be reached in a few minutes on foot.

Public transport such as tram 10 and bus 54 are around 150 m away. The U4 station Braunschweiggasse is approx. 490 m away and you can reach the city center of Vienna within approx. 25 minutes.

INFORMATION

Special requests and changes within the residential units can be considered depending on the progress of construction.

Completion is planned for the end of 2023.

Parking spaces are not included in the purchase price and can be purchased separately. The purchase price for an underground parking space (stackable parking system) is € 40,000 and for an underground parking space including e-charging station € 45,000.

There are other apartments in different sizes available in the property.

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

Commission: 3% + 20% VAT

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-1130 Wien

■ **Proximity** Schönbrunn

■ **Living space** approx. 95 sqm

■ **Patio area** approx. 17 sqm

■ **Room** 3

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 5

■ **Loggia** 2

■ **Purchase price** € 1,555,680.00

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** Herbst 2024

■ **Year of construction** 2022

■ **Energy efficiency class** C

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■ **Category** Wohnung

Your contact person



ALEXANDER HAMERSKY

Mobile [+436767007918](tel:+436767007918)

E-mail a.hamersky@marschall.at

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