



Exclusive penthouse apartment in top location in Hietzing

Property no. **2542**

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. 190m² penthouse apartment is located in the historic part of the revitalized villa and extends over two levels. The beautiful living room with an eat-in kitchen and a balcony, 2 bedrooms with a bathroom en suite, a guest toilet and a storage room are located on the first floor. The second floor offers another room with about 50m² and its own terrace.

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 around spring 2023. Parking spaces are not included in the purchase price and can be purchased separately.

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.

Please note that there is a close economic relationship between the broker and the client. The broker is working as a double agent.



Details

■ **Adress** AUT-1130 Wien

■ **Proximity** Schönbrunn

■ **Living space** approx. 192.53 sqm

■ **Patio area** approx. 4.92 sqm

■ **Balcony space** approx. 14.78 sqm

■ **Room** 4

■ **Bathrooms** 2

■ **WC** 3

■ **Loggia** 1

■ **Purchase price** € 2,659,000.00

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

■ **Year of construction** 2022

■ **Energy efficiency class** C

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■ **Category** Wohnung

Your contact person



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