



## Luxurious Penthouse Apartment with Stunning 98 m<sup>2</sup> Rooftop Terrace

Property no. **2552**

### LOCATION

Located in the prime area of Alt-Hietzing, this exclusive residential project offers a limited number of upscale units.

The historic villa is being revitalized, resulting in classic, beautifully restored period apartments, complemented by a modern annex featuring contemporary apartments.

The architecture combines luxury, functionality, and residential comfort with state-of-the-art technology.

### LAYOUT AND FEATURES

This bright penthouse apartment, approximately 167 m<sup>2</sup> in size with a large rooftop terrace, is situated in the modern addition to the residential complex.

The apartment features a spacious living area with a dining section and access to one of three balconies, as well as a separate kitchen.

It also includes four bedrooms, three bathrooms, and a walk-in closet, making this a truly dream-like residence.

The highlight is the stunning rooftop terrace of approximately 98 m<sup>2</sup>, offering a beautiful view.

This elegant apartment boasts:

- High-quality parquet floors and fine stoneware
- Underfloor heating
- Air-to-water heat pump
- Sun protection with electric indoor cassette blinds
- Elegant sanitary fittings

Residents of this complex can also enjoy an exclusive spa and fitness area in the basement.

This space includes a swimming pool, a fitness room, a bio sauna, a hammam, and a massage room.

Additionally, this level offers a stroller and bicycle storage room, technical rooms, and car parking spaces with pre-installation for electric charging stations.

A dedicated concierge service, tailored to the specific needs of the residents, completes the amenities of this luxurious project.

## **INFRASTRUCTURE**

Alt-Hietzing is renowned for its prestigious and esteemed location. Here, the proximity to the city center is paired with serene green spaces in the surrounding area.

Hietzing's main square, with numerous boutiques, shopping options for daily needs, doctors' offices, and pharmacies, is within walking distance.

The area also offers an attractive range of kindergartens and schools. A wide variety of culinary options with Austrian and international cuisine can be found nearby.

Public transport options, including tram line 10 and bus line 54, are also conveniently close. The U4 subway station at Braunschweiggasse is about a 5-minute walk away, providing access to Vienna's city center in approximately 20 minutes.

## **INFORMATION**

Special requests and modifications within the residential units can be accommodated depending on the construction stage.

Completion is planned for Fall 2024.

Parking spaces are not included in the purchase price and can be purchased separately. The price for an underground parking space (stack parking) is €40,000, while an underground parking space with an electric charging station costs €45,000.

Further apartments in various sizes are available in the building.

The above information is based on details provided by the owner, and we do not assume any liability.

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

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■ **Living space** approx. 167.11 sqm

■ **Patio area** approx. 98 sqm

■ **Balcony space** approx. 9 sqm

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■ **Room** 4

■ **Bathrooms** 3

■ **WC** 1

■ **Floors** 5

■ **Patio** 1

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■ **Purchase price** € 2,339,540.00

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

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■ **Obtainable from** Herbst 2024

■ **Year of construction** 2022

■ **Energy efficiency class** C

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■ **Category** Wohnung

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## Your contact person



**ALEXANDER HAMERSKY**

**Phone** [+43 676 700 79 18](tel:+436767007918)

**E-mail** [a.hamersky@marschall.at](mailto:a.hamersky@marschall.at)

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