



## Unique penthouse with roof garden and pool with a sensational view

Property no. **2421**

### LOCATION

This exquisite apartment house was newly built and is located in an exceptionally beautiful, elevated, quiet location on the edge of the forest in close proximity to the AIS. The ensemble impresses with its special architecture, the high-quality equipment, a large garden with swimming pool and a fully equipped fitness area for shared use, as well as the spacious garage with extra-wide parking spaces with electrical connections.

This extraordinary penthouse with a breathtaking view over Vienna extends over two floors, has a sensational roof garden with pool and is facing south-east.

### SPACE DISTRIBUTION

The two living levels of this unique penthouse are connected by an in-house elevator. The living area consists of a spacious living-dining area with an open kitchen and a spacious terrace in front with a fantastic view over Vienna, a study, a hallway with guest toilet, storage room and utility room. On the level below there is a hallway, the master bedroom with en suite bathroom and walk-in dressing room and a terrace with a distant view as well as three further bedrooms and three bathrooms with a terrace on the garden side. A special highlight is the secluded, green roof garden with infinity pool and a sensational view over the city and the Vienna Woods.

### FURNISHING

The high quality equipment includes:

Contemporary architecture with plenty of space and light to feel good

Flat roof with greenery and pool for the penthouse apartments

Generously designed entrance and outdoor areas

Large, well-kept gardens with pool

Fitness room with state-of-the-art fitness equipment from Technogym

Room heights of up to 2.80 m

Terraces and balconies with glass parapets and aluminum wood paneling

Energy-saving space heating, air conditioning and hot water preparation

Country house floorboards and fine, large-format porcelain stoneware, as well as fittings from Dornbracht and Hansgrohe

High quality wood-aluminum windows with triple glazing

External venetian blind sun protection for windows and French doors

Each bedroom with a luxuriously equipped bathroom

Smart living system for temperature control, sun protection, intercom and alarm

Intelligent lift system with RFID chip for lift calls and control

Large underground car park with e-charging stations

Equipped kitchen

## INFRASTRUCTURE

The excellent location on the outskirts of the city right next to the Vienna Woods and the vineyards offers a first-class quality of life and numerous sports and leisure opportunities. In the immediate vicinity there are idyllic wine taverns, restaurants, shops for daily needs, school facilities, the American International School and public transport (bus lines 35A, 43A). The city center and the airport as well as the western motorway are easily accessible.

## INFORMATION

If you are interested, a parking space in the underground car park can be purchased for € 40,000. The garage operating costs are currently € 6.67 + 20% VAT per month. The monthly heating costs are currently € 29.99 + 20% VAT

Commission: 3% + 20% VAT

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.



## Details

- **Adress** AUT-1190 Wien
  - **Proximity** AIS
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- **Living space** approx. 251.61 sqm
  - **Patio area** approx. 215.72 sqm
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- **Room** 6
  - **Bathrooms** 4
  - **WC** 4
  - **Loggia** 5
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- **Purchase price** € 4,631,619.00
  - **Monthly costs** € 692.02
  - **Operation costs net** € 635.37
  - **Other costs net** € 56.65
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** prompt
  - **Year of construction** 2021
  - **Energy efficiency class** B
  - **Energy efficiency class** A
  - **Category** Wohnung
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## Your contact person



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