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MARSCHALL
R E A L E S T A T E

Exclusive 4-room balcony apartment with a wonderful view in a noble location

Property no. **2519**

LOCATION

This high-quality 4-room apartment with two magnificent terraces and harmonious room layout is located in a representative new building in the best location of Döbling.

ROOM DIVISION AND FURNISHING

The exclusive apartment with floor-to-ceiling glazing consists of a spacious living room of approx. 40 m² with open kitchen and offers access to the magnificent south-facing terrace of approx. 24 m². Furthermore, it has a master bedroom with bathroom en suite, 2 additional rooms with terrace access, a bathroom with bathtub, a guest toilet and a utility room.

The exclusive equipment includes

- Oak plank parquet
- Underfloor heating & air conditioning
- Smart home system
- Wood-aluminum windows
- Video intercom system
- The apartment is equipped with air conditioning, as well as underfloor heating.

A special highlight is the in-house wine cellar with chic tasting room, which can be used for wine tastings and social events.

INFRASTRUCTURE

The excellent location offers both the highest quality of life and prestige as well as an optimal infrastructure. The nearest shopping facilities are located at the popular Grinzinger Stadtplatz and can be reached on foot in about 10 minutes.

With the streetcar line 38, the inner city can be reached without changing trains within about 25 minutes. The airport is also easily and quickly accessible.

INFORMATION

XL parking spaces (double parking spaces) are available for purchase in the building's own underground garage at a price of EUR 75,000.00 each.

In addition, a spacious cellar compartment belongs to the apartment.

Commission: 3 % + 20 % VAT.

The above information is based on information and documents of the owner and is without guarantee on our part.

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-1190 Wien

■ **Living space** approx. 123 sqm

■ **Patio area** approx. 40 sqm

■ **Room** 4

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 5

■ **Loggia** 2

■ **Purchase price** € 1,790,000.00

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

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2021

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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