



Exclusive garden apartment with a unique view in a prime location

Property no. **2248**

LOCATION

This beautiful garden apartment is being built in a prime location in the 19th district with a breathtaking panoramic view of the Vienna skyline.

ROOM LAYOUT AND EQUIPMENT

This 197 m² garden apartment has a large open living/dining area, a master area with closet and bathroom en suite, 2 further bedrooms and a bathroom, two storage rooms and a guest toilet. The apartment also offers a 316 m² private garden and a spacious terrace. Already from the garden level there is an impressive view over the entire city up to the Kahlenberg.

FURNISHING

In addition to the exclusive location, the modern architecture and the high-quality equipment details also meet the highest demands.

An exclusive Concierge & Security Service, which can be individually tailored to the needs of the residents, completes the amenities of this luxurious project.

The apartment has

- Alarm system
- BUS system
- Air Water heatpump
- Underfloor heating & ceiling cooling
- Wood-aluminium windows with triple glazing
- Sun protection by means of electrically operated blinds

- high-quality country house floorboards and fine stoneware tiles

In the basement, which connects all 3 components with each other, are the storage rooms, a bicycle storage room, technical rooms and the car parking spaces with preparation for an electric charging station.

INFRASTRUCTURE

The noble quiet location meets the highest demands, it offers a perfect mix of picturesque nature and luxury!

The project impresses with its unique location with a dream view over Vienna. Surrounded by vineyards, adjacent to the Vienna Woods and yet with good and fast connections to the city center, this residential project offers the best quality of life. In the vicinity are the beautiful wine towns of Grinzing and Sievering, which offer a perfect infrastructure.

Gourmet shops and fine boutiques are located around Sonnbergplatz. Grinzing invites you to stroll through the romantic streets and offers top restaurants and traditional wine taverns.

INFORMATION

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

The car parking spaces mentioned in the equipment are not included in the purchase price and can be purchased for EUR 45,000.00 each.

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

In our office, we offer you the opportunity to visit the property using virtual reality glasses before the project is completed. You can walk through the apartment virtually and design the internal surfaces yourself. Experience the unique atmosphere of this exclusive property in a fantastic location with a view over Vienna.

Commission: 3% + 20 VAT

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

Details

■ **Adress** AUT-1190 Wien

■ **Living space** approx. 197 sqm

■ **Patio area** approx. 24 sqm

■ **Room** 5

■ **Bathrooms** 3

■ **WC** 3

■ **Loggia** 1

■ **Purchase price** € 3,290,000.00

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

■ **Obtainable from** ca. Ende 2022

■ **Year of construction** 2022

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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