

A-**A+****MARSCHALL**
R E A L E S T A T E

Luxury penthouse apartment with pool and magnificent view

Property no. **1944**

LOCATION

The apartment is located in a designer new construction project and is characterized by its attractive green area in the coveted residential district Döbling and the elegant and clear architecture of the house.

ROOM DISTRIBUTION and EQUIPMENT

This unique penthouse occupies two levels and consists on the first floor of an entrance with direct lift access, a salon with south facing terrace, a master suite with bathroom and closet, two bedrooms with wardrobes and a bathroom, another room, all with direct access on the second terrace, two toilets and a utility room. On the upper floor there is a storage room, the guest toilet, the large living room, dining room with open kitchen and a wonderful, huge wrap-around terrace with pool and a unique view over Vienna. The equipment meets the highest demands and special attention has been paid to details. The modern architecture is underlined by the elaborate processing of high quality materials. Generous floor plans create a welcoming atmosphere. The architectural space concept provides for open living spaces with room-dividing sanitary areas. Individual coloring and design with extravagant surfaces make them a design highlight. Particularly impressive are the large glazings in combination with above-average room heights of about 3 meters.

INFRASTRUCTURE

The recreational oases Türkenschanzpark and Hugo-Wolf-Park are located right on the doorstep and the city center of Vienna is within easy reach. A very good local supply, public transport links and varied recreational opportunities guarantee the highest quality of life.

INFORMATION

In the in-house underground garage two garage parking spaces can be purchased for EUR 40,000 each.

Commission: 3% + 20% VAT

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** AT-1190 Wien
 - **Proximity** Hugo Wolf Park/Türkenschanzpark
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- **Living space** approx. 307 sqm
 - **Patio area** approx. 168.66 sqm
 - **Balcony space** approx. 54.88 sqm
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- **Room** 6
 - **Bathrooms** 2
 - **WC** 4
 - **Loggia** 4
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- **Purchase price** € 3,380,000.00
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** nach Vereinbarung
 - **Year of construction** 2016
 - **Energy efficiency class** B
 - **Category** Wohnung
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Your contact person



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