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

## Luxury penthouse apartment with magnificent view

Property no. **1944**

The luxury residential design project impresses with its elegant & pure architecture and the attractive location right within green areas, situated in Döbling, one of the most desired residential areas of Vienna.

The finishing & fittings of the project, where special attention to detail has been taken into consideration, will fulfill expectations of the highest demand. The modern architecture includes the use of materials of the highest quality and spacious floor plans to create a welcoming atmosphere. The architectural room concept includes open plan living rooms with partitioned sleeping areas as well as the individual choice of colour touches and creation of extraordinary surfaces.

Each of the spacious apartments also has its dedicated space in the underground garage for € 40.000,00. A wine cellar for the storage of precious delicacies is offered for the exclusive use of the owners of the building.

The leisure & recreation area Türkenschanzpark and Hugo-Wolf Park are right on your door step, the inner city of Vienna can be reached in no time. The immediate access to shops, restaurants and bars, public transport and a variety of leisure & entertainment facilities offer the highest standard of living.

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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