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

## **Modern luxury in a listed historic building with shared use of a jetty!**

Property no. **2522**

### **LOCATION**

The listed building from 1939 on the banks of an arm of the Danube was completely renovated in 2016 and the roof was extended.

Situated on the green border between Vienna and Klosterneuburg in the 19th district, the location offers all the advantages of a big city combined with the rural charm of the small town known for its wine-growing and the monastery.

### **SPACE DISTRIBUTION**

The luxurious apartment on the 1st floor above the mezzanine floor is also accessible barrier-free from the garage and impresses with its high rooms and windows.

The entrance opens on the one hand into the high-quality, light-flooded kitchen with a large dining table and south facing balcony and on the other hand into the spacious living room, also with direct exit to a balcony and fantastic views of the banks of the Danube arm with a jetty and well-kept gardens. Between the two living areas the open fireplace was put.

From the living/dining area a wide, bright corridor leads to the following rooms facing the waterfront: master bedroom with wardrobe and bathroom ensuite with double washbasin, bathtub, walk-in shower and toilet, another bedroom with shower and toilet en suite and a home office as a passageway room, a third bedroom with exit to another balcony, which is also accessible from the laundry room next to it. All rooms have a magnificent view of the water surface!

From the opposite side of the hallway you reach a dressing room with two windows, the guest toilet and a south-facing balcony.

2 garage spaces with an electric charging station are not included in the purchase price and must be purchased for € 51.000,00 each!

## **EQUIPMENT**

The modern, high-quality equipment includes:

- ° High rooms and windows due to the structure of the old building
- ° Luxury kitchen of the brand Bulthaup incl. all devices from Miele
- ° Central heating and air conditioning
- ° Underfloor heating
- ° High-quality stone and parquet floors
- ° Elegant bathing facilities
- ° Open fireplace
- ° 4 balconies with a total area of 67 m<sup>2</sup>
- ° Various dimensional wardrobes and closets offer an unusually large amount of storage space
- ° Designer lighting fixtures in all rooms
- ° High-end furniture from Foscarini, B&B Italia and TV sets from LÖWE can be taken over on request and by arrangement
- ° Oversized basement storage room (combination of 2 ARs)
- ° 2 apartment entrances

- ° 2 underground parking spaces with an e-chargingstation
- ° Private bathing pier

## **INFRASTRUCTURE**

The excellent location on the outskirts of the city, right on the banks of the Danube arm and close to the vineyards offers a first-class quality of life, as well as numerous sports and leisure opportunities.

In the 19th district and Klosterneuburg there are idyllic Heurigen bars, restaurants, numerous shops and school facilities.

The city center of Vienna, as well as the airport are within easy reach.

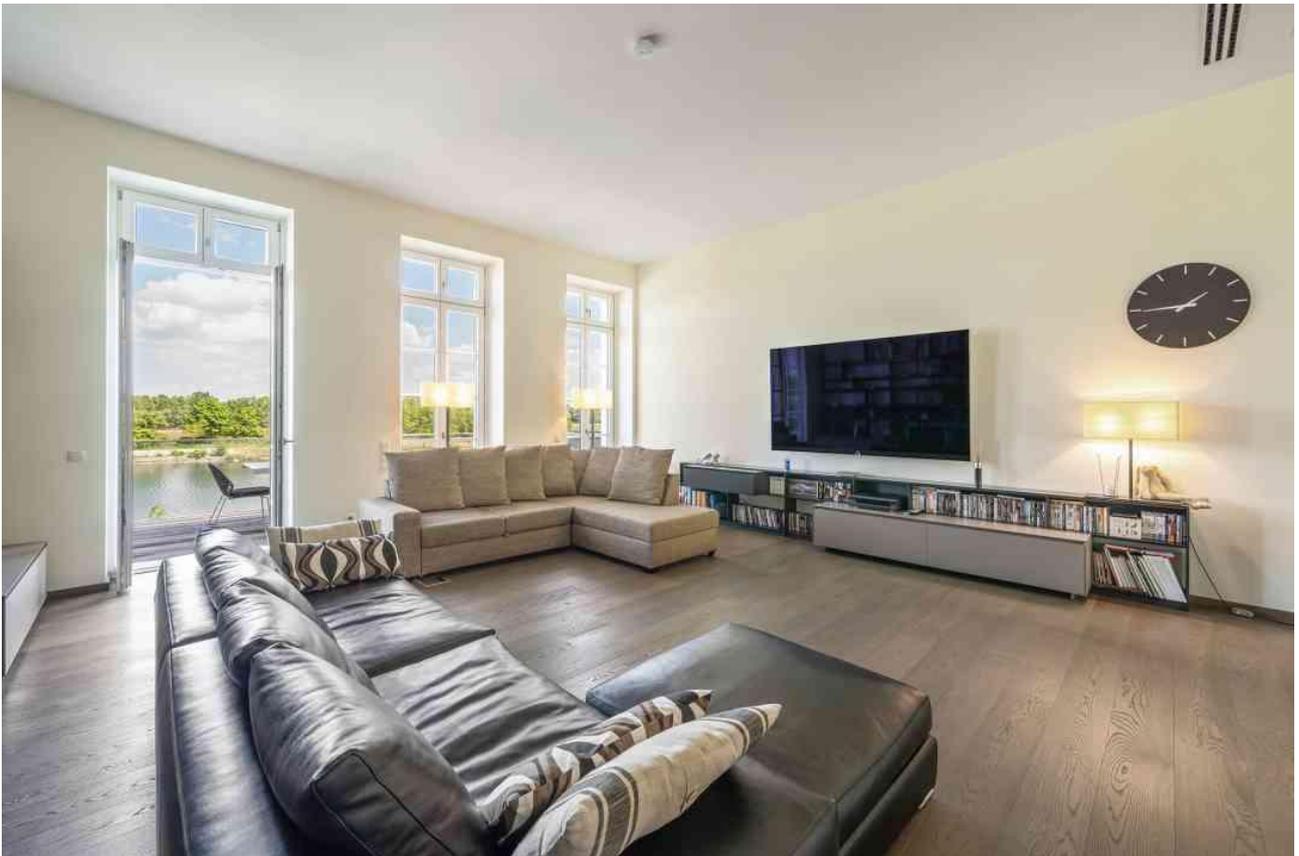
## **INFORMATION**

In addition to the specified operating costs, the payment on account for the central air conditioning system is € 218,16 gross per month.

Commission: 3% of the purchase price + 20% VAT

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

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** AUT-1190 Wien

■ **Proximity** Nussdorf

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■ **Living space** approx. 299 sqm

■ **Balcony space** approx. 66.8 sqm

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■ **Room** 6.5

■ **Bathrooms** 2

■ **WC** 3

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■ **Purchase price** € 2,998,000.00

■ **Monthly costs** € 1,313.20

■ **Operation costs net** € 768.82

■ **Other costs net** € 175.58

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

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■ **Year of construction** 1939

■ **Energy efficiency class** B

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■ **Category** Wohnung

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## Your contact person



**EVA MARSCHALL**

**Phone** [+43 1 533 20 30](tel:+4315332030)

**Mobile** [+43 664 10 10 618](tel:+436641010618)

**E-mail** [e.marschall@marschall.at](mailto:e.marschall@marschall.at)

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