



Superlative penthouse with 300 m² of terraces,"ready to live in", investment payment of € 430.000,-.

Property no. **2445**

LOCATION

The penthouse is located in an architecturally outstanding residential complex in the middle of the 19th district and combines living in absolutely green surroundings with the advantages of very good transport connections to the city centre. It extends over three floors with large, tastefully designed terraces with pool and whirlpool, all of which are directly accessible by lift.

ROOM LAYOUT

The main level is located on the first attic floor and comprises around 190 m² of interior space including 150 m² of surrounding terrace areas. The entrance, the living-dining area with open kitchen and a study are located in one wing. From each of the rooms there is direct access to the terrace areas, which are connected to each other all around. In the other wing there are 2 bedrooms, 2 bathrooms and a spacious walk-in wardrobe.

The floor below with about 50 m² is accessible via an internal staircase or the penthouse lift. It serves as a guest or children's area and consists of a bedroom, a large bathroom, spacious wardrobes and a utility room.

On the second floor is the skybox, which is also accessible via the penthouse lift. Next to the fitness area, an office or reading corner with a magnificent view has been set up. To the left and right of the skybox is a roof terrace of around 75m² each. On one side of the terrace, the sunbathing/resting area and refreshment pool invite you to take a dip, while on the other side, in the middle of the rose garden, there is a large whirlpool with a beautiful view.

There are three parking spaces in the building's own underground garage, as well as a storage room and an approx. 45 m² hobby room on the same level.

The luxurious penthouse offers living with the highest level of comfort. Due to the elaborate planting, it is almost hidden from view, but still offers beautiful distant views including spectacular sunrises and sunsets.

This unique top floor domicile **incl. 3 parking spaces** is offered as an **open-ended main lease** with the right to pass it on and an **investment payment of € 430.000,-**.

EQUIPMENT

The penthouse equipment corresponds to the highest standard of luxurious living. A 10,000 m² park including a biotope, the advantages of a concierge service, a lobby and guest area for general use and the feeling of being in the middle of nature contribute to a relaxing life in our beautiful capital.

- ° Modern, light-flooded architecture
- ° Large park with biotope
- ° Concierge service
- ° Elegant lobby
- ° Room-high glazing
- ° High-quality fully furnished
- ° Pool and whirlpool
- ° Fully equipped incl. crockery etc. "ready to move in"

INFRASTRUCTURE

The excellent location offers a first-class quality of life with sports and leisure facilities, restaurants, idyllic wine taverns, shopping facilities for daily needs, school facilities and very good public transport connections. Tram line 37 takes you directly to the city centre, and the airport is also very easy to reach.

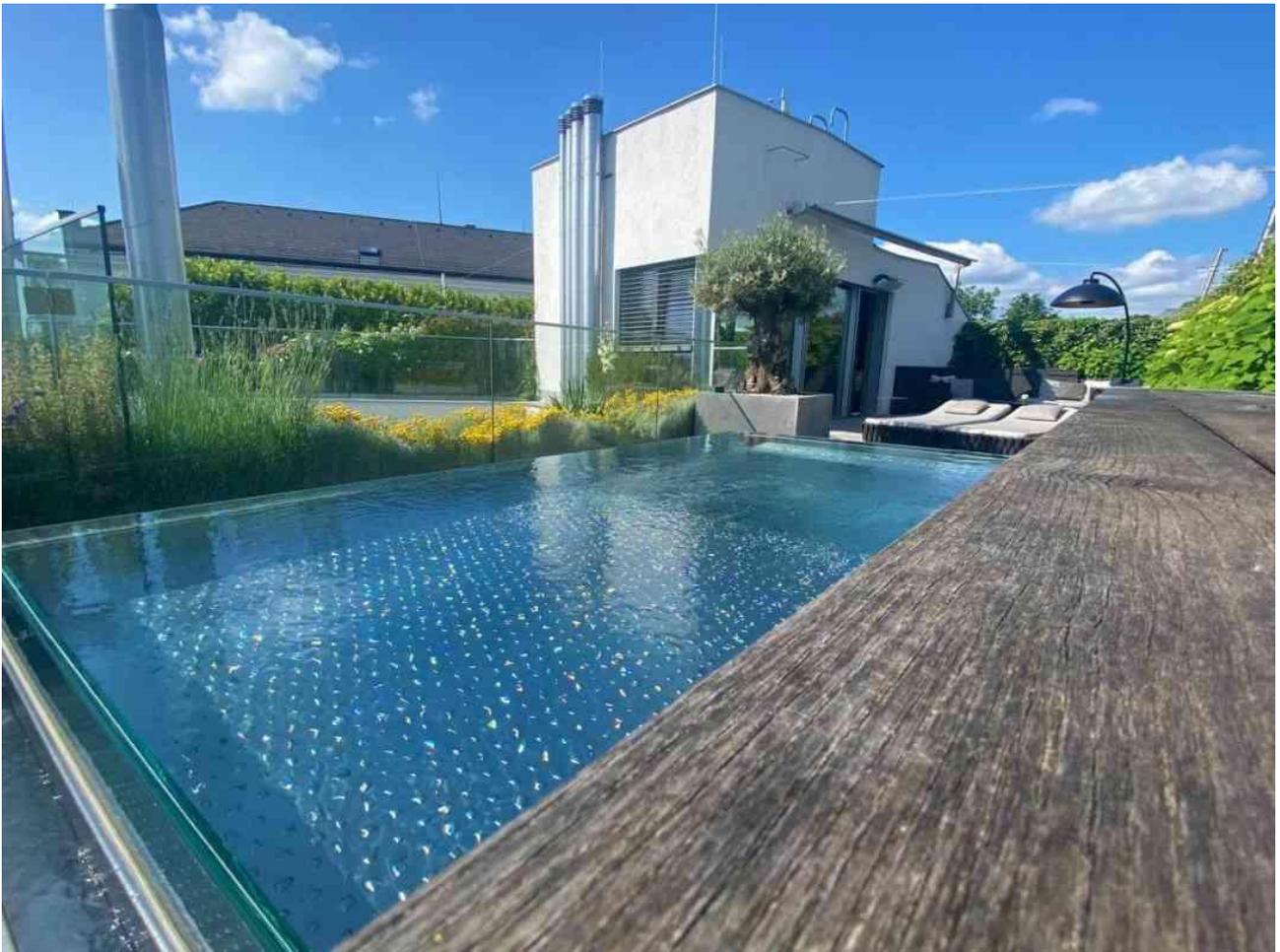
INFORMATION

This unique top floor domicile **incl. 3 parking spaces** is offered in an **open-ended main lease** with the right to pass on the property and an **investment payment of € 430.000,-**.

Commission: 2 gross monthly rents + 20% VAT

The above information is based on information and documents of the client 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** Hohe Warte

■ **Living space** approx. 260 sqm

■ **Patio area** approx. 303 sqm

■ **Room** 5

■ **Bathrooms** 3

■ **WC** 3

■ **Loggia** 3

■ **Rent** € 4,817.45

■ **Operation costs net** € 1,217.04

■ **Other costs net** € 45.00

■ **Total rent** € 6,691.94

■ **Commission** 2 Bruttomonatsmieten zzgl. 20% USt.

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2017

■ **Energy efficiency class** B

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■ **Category** Wohnung

Your contact person



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