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

## Dreamlike garden apartment in top location

Property no. **1656**

On the elevated location Kaasgraben, which offers a dreamlike view over the city, a noble residence with only four apartments is currently under construction. Each of the generously cut and light flooded apartments has a direct lift access and comes with terraces or a garden. The high quality fittings, the appealing architecture with panes of glass and the fine materials contribute to the exclusiveness of this property. Your individual wishes can - according to the construction progress - be taken into consideration.

This garden apartment extends over two floors and impresses with its spacious living-dining-area with an open-plan kitchen and a direct access to the terrace and the garden. Besides the master area with bedroom, closet area and a large bathroom with sauna (optional), there are two bedrooms with bathroom, an anteroom, two storage rooms and a guest toilet. The garden and the terraces are accessible from every main room and is not overlooked by the neighbours.

There are two parking spaces available in the garage, which can be purchased for € 50.000,- each.

The beautiful and quiet location near to the vineyards offers a high quality of life and a first class infrastructure. Educational institutions, shopping facilities, traditional wine taverns and public transport links are close by. The vineyards, the Wienerwald and the "Bellevue"-meadow are right on your doorstep and invite to various leisure activities.

The city center and the airport are easy to reach.

The nearby bus stop (bus 445) is 370 meters away.

Completion is scheduled for spring 2020.

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** Kaasgraben
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- **Living space** approx. 205 sqm
  - **Patio area** approx. 112.51 sqm
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- **Room** 4
  - **Bathrooms** 2
  - **WC** 3
  - **Loggia** 4
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- **Purchase price** € 1,950,000.00
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** Frühling 2020
  - **Year of construction** 2020
  - **Energy efficiency class** B
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  - **Category** Wohnung
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## Your contact person



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