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MARSCHALL
R E A L E S T A T E

Outstanding penthouse apartment in prime city location

Property no. **1737**

This impressive penthouse apartment is situated in the historical Palais Principe in the inner city, located in immediate vicinity to St. Stephen´s cathedral and Kärntnerstraße.

The elevator goes right into the impressive entrance area of the apartment, which is leading to the guest suite with a bedroom, a bathroom and a dressing room, the guest toilet and the living & dining area with an integrated kitchen.

Two more suites comprise each a bedroom, a bathroom and a dressing room and a south/east facing terrace.

The floor plan is completed with a large utility room behind the kitchen and a couple of smaller storage rooms. Another highlight of this apartment is the upper gallery level with a huge south/east facing terrace - also accessible via the internal elevator. This area comprises another reception room, a guest toilet and a spa area. This level completes the urban chic of this truly amazing penthouse.

Windows with an automated shade system throughout the apartment, one will also be impressed with the amazing views, building specifications to the highest standard as well as all technical gatchets one would expect.

Two car spaces in the underground are included.

The most exclusive boutiques, restaurants & bars of the city are basically on the door step of this truly phenomenal apartment.

The underground stations from line U1 and U3 are about 300 meters away, tram line stations (line 1,2)are about 340 meters away. Furthermore, there are the bus line stations 1A, 2A and 3A in the immediate vicinity.

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-1010 Wien
 - **Proximity** Stephansplatz, Kärntnerstraße
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- **Living space** approx. 379 sqm
 - **Patio area** approx. 61 sqm
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- **Room** 5
 - **Bathrooms** 4
 - **WC** 4
 - **Loggia** 2
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- **Purchase price** € 7,949,000.00
 - **Monthly costs** € 1,038.20
 - **Operation costs net** € 930.80
 - **Other costs net** € 107.40
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** sofort
- **Year of construction** 1911

- Energy efficiency class B
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 - Category Wohnung
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Your contact person



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