



## **Penthouse apartment with a large roof terrace with impressive view to the St. Stephen's Cathedral**

Property no. **2532**

### **LOCATION**

This attractive rooftop apartment is located in a beautiful and historic baroque house in a prime central location in the city center of Vienna.

The Franziskanerplatz is probably one of the most beautiful places in the city and spreads the unique charm of "Old Vienna".

### **ROOM LAYOUT / EQUIPMENT**

The apartment was originally merged from two apartments, has two entrances, is located in the top floor and extends over two floors.

The first top floor offers a living room with a large panoramic window overlooking the Franziskanerkirche, a spacious open kitchen, another living room, an anteroom, and a guest toilet. Furthermore, there is a bedroom with a bathroom and a toilet, a cabinet space, a second anteroom and two storage rooms.

On the second attic there is an open gallery room as well as the master area with a bedroom, a large bathroom with a steam bath, a cabinet space, and a toilet.

The special highlight of the apartment is the large roof terrace with a fantastic view of the Stephansdom.

The apartment is well equipped and has two open fireplaces, air conditioning and two separate heating systems.

### **INFRASTRUCTURE**

The unique location in the heart of Vienna offers a first-class quality of life and an excellent infrastructure. The airport, cultural facilities, the best shops and restaurants in the city, public transport, and educational facilities easily accessible from the apartment.

## **INFORMATION**

Commission: 3% + 20% VAT

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

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-1010 Wien

■ **Proximity** Stephansplatz

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■ **Living space** approx. 225 sqm

■ **Patio area** approx. 67 sqm

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■ **Room** 5

■ **Bathrooms** 2

■ **WC** 3

■ **Loggia** 1

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■ **Purchase price** € 3,550,000.00

■ **Monthly costs** € 562.05

■ **Operation costs net** € 368.86

■ **Other costs net** € 193.19

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

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■ **Obtainable from** nach Vereinbarung

- **Year of construction** 1698
  - **Energy efficiency class** D
  - **Energy efficiency class** D
  - **Category** Wohnung
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## Your contact person



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