



Exclusive penthouse in a premium location

Property no. **2410**

LOCATION

Situated in the heart of Vienna's historic textile district, a building dating back to Austria's 'Gründerzeit' (founding epoch) is being reinvented.

This project creates an urban home for the discerning resident, proving that a quiet living environment and the pulsating flair of the city centre are not mutually exclusive

ROOM LAYOUT / EQUIPMENT

The penthouse apartment extends over two levels. On the first level there is the master bedroom with bathroom and a spacious living-dining area with an adjoining terrace and a chic atrium. The open living area is on the second level. The highlight of the apartment is the roof terrace with a sensational all-round view.

Puristic elegance and striking architecture -A high standard of design and materiality characterizes the extraordinary note of the apartments; the apartments gain in individuality and character and thus enable a unique state-of-the-art living experience. Made for discerning cosmopolitans who are looking for a successful combination of old and new.

- smart Home system
- air conditioning (district cooling)
- real oak parquet floor board look
- underfloor heating (district heating)
- glazed walk-in shower
- high-quality porcelain stoneware
- sanitary fittings in the wet areas
- generous lift

INFRASTRUCTURE

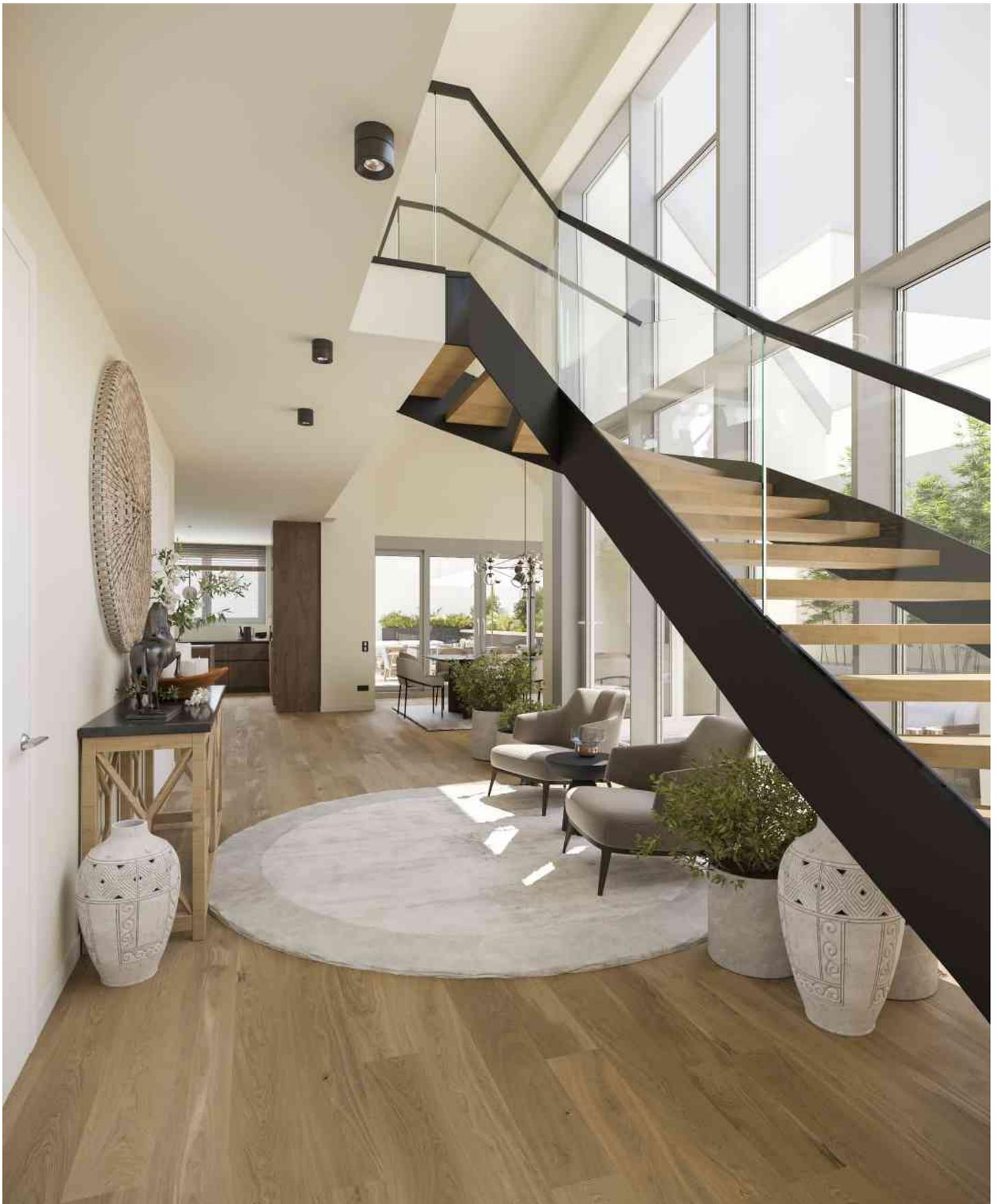
There are local shops, bars and small parks in the immediate vicinity. But also the major shopping streets, where international designers line up with traditional Viennese department stores, are just a few minutes' walk away. Tram, bus or underground can be reached within 3-5 minutes on foot - the perfect transport connection. From here you can get to all the attractive points of the city by public transport. When traveling by car, the optionally available parking spaces in the property's garage guarantee relaxed parking in the house at all times. The airport can be reached in around 30 minutes.

INFORMATION

In the in-house underground car park, parking spaces can be purchased for EUR 89,000.00 each.

In this versatile project, there are other old building, new building apartments and penthouses (49-152 m²) available.

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



Details

- Adress AUT-1010 Wien
- Living space approx. 147.31 sqm
- Patio area approx. 129.36 sqm

- Bathrooms 1
 - WC 1
 - Loggia 2
-

- Purchase price € 4,799,000.00
 - Commission 3% des Kaufpreises zzgl. 20% USt.
-

- Obtainable from nach Vereinbarung
 - Year of construction 2021
 - Energy efficiency class B
 - Energy efficiency class A
 - Category Wohnung
-

Your contact person



LAURA WENDEL

Mobile [+ 43 681 812 066 34](tel:+4368181206634)

E-mail l.wendel@marschall.at

WITH THIS QR CODE YOU CAN ACCESS THIS WEBSITE DIRECTLY – FAST AND EASY



Using a QR code scanner app on your device, you can scan the image to the left and go straight to this site on our website.