



Exquisite old building apartment in top location

Property no. **1917**

LOCATION

The exquisite apartment is located in a historic viennese style building in a prime downtown location near the city park.

The property was subjected to a high-quality general renovation, with particular attention being paid to combining high comfort with Viennese old building charm.

SPACE DISTRIBUTION

Through the stately entrance hall with an imposing flight of stairs one enters the exclusive old building apartment with a living space of approx. 215 m² and south-west orientation.

Via the entrance one arrives at the graceful 50 m² living room with silk wallpaper, elegant stucco, an impressive marble fireplace and beautiful wooden box windows.

Adjacent to this is the separate kitchen area.

Another highlight is the spacious master area with dressing room and luxury bathroom with impressive "Calacatta" marble.

The apartment also has two more rooms with dressing rooms and adjoining bathrooms.

Further equipment features are:

- Ceiling or wall heating
- Ceiling cooling
- Triple insulating glazing
- Parquet and high quality porcelain stoneware materials
- High-quality and modern sanitary facilities and fittings from Villeroy & Boch and Grohe
- State-of-the-art electrical wiring for IT (BUS system)
- Alarm system

In the house there is a 500 m² fitness studio and a cooled wine cellar with a tasting room, which was built into the existing historic brick vaults.

The wine cellar is available to the residents of the house for private celebrations.

INFRASTRUCTURE

The building is in a prime location near the city park, Stubentor and Palais Coburg as well as the State Opera and Kärntner Straße.

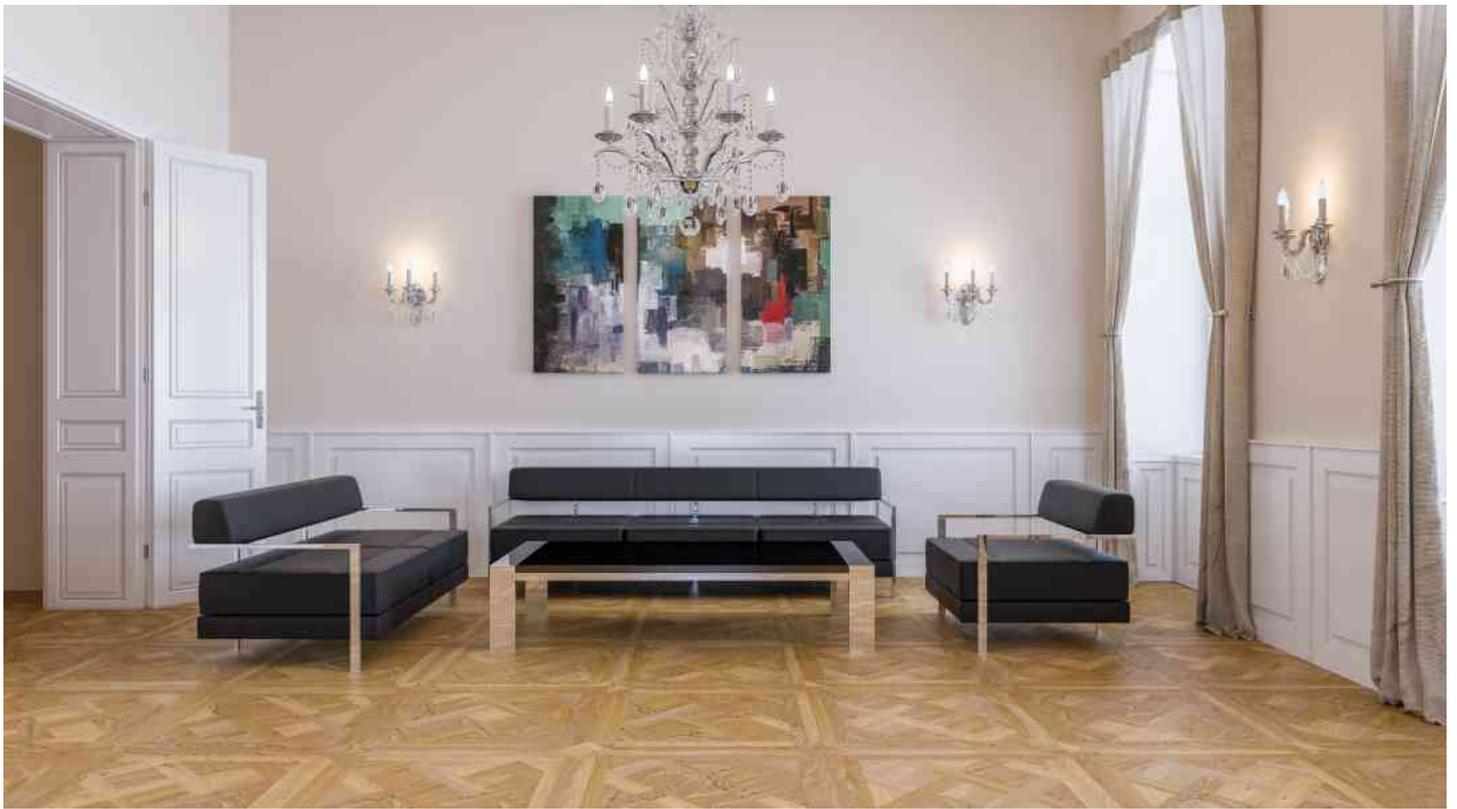
This location offers numerous shopping opportunities, the diverse range of options in Vienna's city center (opera, theater, museums, galleries, sights) compliments this location quality.

Public transport: Within a 2-5 minute walk there are stations for the underground lines U3 and U4, as well as stations for the tram lines 2, 71 and D.

INFORMATION

A garage parking space (stacker parker) is available for EUR 81,600.00.

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** Stadtpark
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- **Living space** approx. 215 sqm
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- **Room** 4
 - **Bathrooms** 3
 - **WC** 4
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- **Purchase price** € 3,162,000.00
 - **Monthly costs** € 645.24
 - **Operation costs net** € 593.25
 - **Other costs net** € 51.99
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** sofort
 - **Year of construction** 1872
 - **Energy efficiency class** C
 - **Energy efficiency class** D
 - **Category** Wohnung
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Your contact person



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