

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

## **GRAND KINSKY - Imperial Living**

Property no. **1918**

In the first district in the immediate vicinity of the city park, a historic house is being refurbished to the highest standard and residential property is established.

In the standard storeys, altogether 9 old-style apartments are being built in the sizes of approx. 63 to 363 m<sup>2</sup> of living space, some with interior balconies. The floor plans of the individual apartments are well thought-out and special attention has been paid to the preservation of typical style elements such as room heights, double-winged doors, stucco, wall paneling made of wood and parquet of oak or walnut.

In the attic, up to summer 2018, there will be a total of four apartments between approx. 185 and 330 m<sup>2</sup> with generous terraces and pool.

All apartments have

- floor heating
- ceiling cooling and ceiling heating
- triple glazing
- Parquet and high-quality stoneware materials
- glossy tiles
- State-of-the-art electrical wiring for IT
- High quality and modern sanitary facilities and fittings

In the first basement level, a 500 m<sup>2</sup> gym will be built. On the 2nd basement level, a refrigerated wine cellar with tasting room will be installed in the existing historic brick vault, which will be available to private residents for private celebrations.

The building is in a very good location, close to Parkring, the State Opera and Kärntner Straße. This location offers numerous shopping opportunities, the high supply of Vienna's city center (opera, theaters, museums, galleries, attractions) complements this location quality. Public transport: Within walking distance are stations of the underground lines U1, U2, U3 and U4, as well as the stations of the tram lines 1, 2, 71 and D.

Commission: 3% + 20% VAT

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** Stadtpark
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- **Living space** approx. 143 sqm
  - **Balcony space** approx. 6.75 sqm
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- **Room** 2
  - **Bathrooms** 1
  - **WC** 2
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- **Purchase price** € 2,328,000.00
  - **Monthly costs** € 358.98
  - **Operation costs net** € 320.65
  - **Other costs net** € 38.33
  - **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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