

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

## Imperial residence and representative company headquarter

Property no. **1895**

### LOCATION

In a prime downtown location at the Rathausplatz and the University, this exclusive corporate representation is located in a stately style house with elevator. Exceptional and rare is the particularly outstanding dual suitability of the object!

**RAUMAUFTEILUNG** This magnificent, approximately 267 m<sup>2</sup> office in the attic offers the ideal combination of noble headquarters and luxurious pied-à-terre with a panoramic view over Vienna in top location. The floor space comprises an impressive glazed hall, a representative study with wood paneling and open fireplace, an office space, an extraordinary conference room with full glazing and a unique view over the city, two bedrooms each with a bathroom en-suite and other rooms for individual use.

### ROOM LAYOUT and FEATURES

- Air conditioner
- BUS system
- underfloor heating
- automatic shading
- Bulthaup kitchen with Gaggenau appliances
- High quality bathroom equipment with Bisazza tiles

### INFRASTRUCTURE

A first-class infrastructure with very good transport links to the airport as well as public transport round off this unique offer. The city center is within walking distance. The subway station Schottentor (line U2) as well as the tram stations for lines 1, D, 71 and much more are located 360 m away.

### INFORMATION

Parking spaces can be rented in the nearby Votiv parking garage.

Commission: 3% + 20%

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** Rathaus, Rathausplatz, Universität
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- **Living space** approx. 267 sqm
  - **Balcony space** approx. 7.69 sqm
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- **Room** 6
  - **Bathrooms** 2
  - **WC** 3
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- **Purchase price** € 3,950,000.00
  - **Monthly costs** € 798.28
  - **Operation costs net** € 473.70
  - **Other costs net** € 324.58
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** nach Vereinbarung
  - **Year of construction** 2004
  - **Energy efficiency class** C
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  - **Category** Wohnung
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## Your contact person



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