



Luxurious top floor apartment with terrace and pool

Property no. **1923**

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 m² 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 double-winged doors, stucco, wall paneling made of wood and parquet of oak or walnut.

A total of four luxurious penthouse apartments of between 185 and 330 m² each with spacious terrace areas and pool were built on the top Floor.

The Apartment has

- 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

The apartment also has an internal apartment lift that connects all floors. In the house there is a 500 m² gym and a cooled wine cellar with a tasting room, which was built into the existing historic brick vault. The wine cellar is available to the residents of the house 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.

The apartment is currently rented for a limited period.

A parking space is available in the in-house garage.

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** Stadtpark

■ **Living space** approx. 303 sqm

■ **Patio area** approx. 133.3 sqm

■ **Balcony space** approx. 6.75 sqm

■ **Room** 4

■ **Bathrooms** 3

■ **WC** 4

■ **Loggia** 4

■ **Purchase price** € 8,600,000.00

■ **Monthly costs** € 767.29

■ **Operation costs net** € 668.49

■ **Other costs net** € 98.80

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

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2018

■ **Energy efficiency class** B

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■ **Category** Wohnung

Your contact person



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