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MARSCHALL
R E A L E S T A T E

Impressive penthouse with terrace

Property no. **1149**

LOCATION

This luxury loft maisonette is located in a revitalized Renaissance townhouse with a historic façade fresco, in one of the oldest districts of Vienna near the Lugeck and in the immediate vicinity of Kärntner Straße, Graben, Rotenturmstraße and Wollzeile. The total of only four residential units in the house create a very private atmosphere and make this penthouse a perfect home in the middle of the old town of Vienna.

ROOM LAYOUT and FEATURES

The approximately 347 m² penthouse extends over 2 levels and is divided as follows: 1st level Entrance area, spacious living / dining area with open kitchen and a ceiling height up to about 5.40 m, 2 bedrooms each with their own bathroom and closet space, utility room, 3 toilets. 2nd level: The upper floor consists of a 46 m² gallery and a separate studio with shower room and a beautiful terrace. On the second floor you will also have the preparation of a second kitchen and access to the secluded private roof terrace (terraces total 38 m², water and electricity connection) with views of the famous "Steffl".

DOMESTIC EQUIPMENTS

The penthouse is ready for occupancy and high quality equipped with:

- direct lift exit in the apartment
- BUS system
- alarm system
- Video intercom
- underfloor heating
- Air conditioner
- chimney connection

- oak parquet floor
- Porcelain stoneware in the bathrooms

INFRASTRUCTURE

In the immediate vicinity of the Stephansplatz, this location offers numerous shopping opportunities, the high cultural offer of the city center of Vienna (opera, theaters, museums, galleries, sights) complements this extraordinary location quality. Public transport, such as subway (U1, U3, U4), bus (1A, 2A, 3A) or tram (1, 2) are in max. 320 m distance.

INFORMATION

The purchase price includes the rental of two parking spaces for a period of 5 years in a public parking garage (BOE Wollzeile 7 / Stephansplatz entrance, BOE Cobdengasse 2, iPark Laurenzerberg 2).

Commission: 3% + 20% VAT

Please note that there is a close economic relationship between the broker and the client.

Details

- **Adress** AT-1010 Wien
 - **Proximity** Lugeck, Wollzeile
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- **Living space** approx. 347 sqm
 - **Patio area** approx. 41 sqm
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- **Room** 5
 - **Bathrooms** 3
 - **WC** 5
 - **Loggia** 2
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- **Purchase price** € 5,450,000.00
 - **Monthly costs** € 778.17
 - **Operation costs net** € 495.25
 - **Other costs net** € 282.92
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** sofort
 - **Year of construction** 2013
 - **Energy efficiency class** B
 - **Category** Wohnung
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Your contact person



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