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MARSCHALL
R E A L E S T A T E

Imperial company headquarters in best central location

Property no. **1900**

In the city center, near the town hall and the university, this exclusive residence is located.

This 267 m² top floor office offers the perfect combination of noble company headquarters and luxurious pied-à-terre.

The total area comprises an impressive glazed hall, a representative office room with wooden panelling and fireplace, an extraordinary conference room with panoramic view over the city, two bedrooms with a bathroom each and some more rooms for individual use.

The high-quality features comprise air condition, BUS-system, floor heating, automatic shadowing, Bulthaup-kitchen with Gaggenau-equipment and Bisazza-tiles in the bathrooms.

The infrastructure is very good, the airport is easy to reach and the access to public transport is excellent. 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 meters away.

In the near "Votivpark" garage, parking spaces are available.

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** Rathaus, Rathausplatz, Universität
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- **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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Your contact person



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