



## Exclusive penthouse with concierge service in a top location

Property no. **2400**

### LOCATION

In the heart of the exclusive historic textile quarter of Vienna's Inner City lies the imperial Gründerzeit house dating back to Austria's founding epoch. The imposing building impresses with its high-quality turn-of-the-century architecture, the historical significance of the place and its central location. The timelessly elegant building ensemble is now being revitalised as a modern, luxurious living environment with high end apartments.

### SPACE DISTRIBUTION

The penthouse apartment extends over two levels. On the first level there is the master bedroom with bathroom en suite as well as a spacious dressing room and a terrace in front. There are three further bedrooms with two bathrooms, a utility room, guest toilet and a cloakroom. The spacious living-dining area is on the second level. The highlight of the apartment is the roof terrace with a sensational all-round view.

### EQUIPMENT

The extension of the top floor combines the timeless beauty of the historic building with a modern penthouse world.

The classic elegance and the unmistakable charm of the building are retained in the redesign and are complemented by contemporary technical comfort at the highest level.

Solidity and luxury are reflected in all the materials used in the penthouses - from the tasteful wall coverings to the noble real wood floors.

- underfloor heating
- glazed walk-in shower and / or free-standing bathtub
- high quality porcelain stoneware in the sanitary areas
- first-class sanitary ware
- air conditioning
- video intercom
- smart home system
- spa with indoor pool and fitness area in the house
- concierge service
- in-house underground car park

### INFRASTRUCTURE

A quiet residential and business district is located around the property, with various local amenities, bars and small green spaces. But the major shopping streets can also be reached on foot in a few minutes, here the stores of international designers line up with traditional Viennese shops. The transport connections are optimal: trams, buses and subway can be reached on foot in 3-5 minutes. This way you can get to all the attractive points of the city by public transport. The airport can be reached in around 30 minutes.

### INFORMATION

A special feature of this residential building is the well-equipped spa area with a large pool, children's pool, sauna, infrared room and fitness area. In addition, a concierge relieves the owners with services.

In the in-house underground car park, parking spaces can be purchased for EUR 95,000.00 each.

In the project there are still attic apartments between approx. 44 - 268 m<sup>2</sup> living space and business / office space on the ground floor.

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.



## Details

■ **Adress** AUT-1010 Wien

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■ **Living space** approx. 281.52 sqm

■ **Patio area** approx. 72.55 sqm

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■ **Room** 5

■ **Bathrooms** 3

■ **WC** 4

■ **Loggia** 2

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■ **Purchase price** € 8,049,540.00

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

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■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2017

■ **Energy efficiency class** A

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■ **Category** Wohnung

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## Your contact person



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