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## Penthouse with large terrace in the Pratercottage

Property no. **2395**

### LOCATION

On the top floor of a beautiful style house with structured facades in a prime location in the Pratercottage, 3 top floor apartments with a fantastic view and large terraces are currently being built.

### ROOM LAYOUT / EQUIPMENT

The present apartment is oriented to the northwest, has a total size of approx. 173 m<sup>2</sup> and extends over two levels. The 2nd top floor consists of a living room with large glazing with a breathtaking view of the Prater, an open kitchen, guest toilet, anteroom and a large terrace in front. An inner staircase takes you to the 1st attic floor with 4 bedrooms, 3 bathrooms and 3 toilets, 2 storage rooms and an anteroom. This level has 2 apartment entrances and thus a room with bathroom and storage room could be used as a separate unit (e.g. for guests or as an office).

The luxury apartment is equipped to a high standard and you have the option of implementing your individual wishes in terms of room layout and equipment depending on the progress of construction.

The property is in very good condition, the street facades and the staircase have been renovated, balconies have been added on the courtyard side and the elevator is being extended to the top floor.

### INFRASTRUCTURE

The top location near the Prater offers an excellent quality of life and first-class sports and leisure opportunities. Shops, public transport and school facilities are in the vicinity. The center and the airport are very easy to reach.

### INFORMATION

Commission: 3% of the purchase price + 20% VAT

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

## Details

- **Adress** AUT-1020 Wien
  - **Proximity** Prater
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- **Living space** approx. 173 sqm
  - **Patio area** approx. 53 sqm
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- **Room** 5
  - **Bathrooms** 3
  - **WC** 4
  - **Loggia** 4
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- **Purchase price** € 1,893,000.00
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** nach Vereinbarung
  - **Year of construction** 1900
  - **Energy efficiency class** B
  - **Energy efficiency class** B
  - **Category** Wohnung
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## Your contact person



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