



## Exclusive penthouse on one level near Belvedere

Property no. **2451**

### LOCATION

This modern and exquisitely furnished penthouse with spacious roof terraces with a wonderful view is located in a magnificent style house near Belvedere, only a few minutes away from downtown Vienna.

### SPACE DISTRIBUTION

With approx. 250 m<sup>2</sup> of living space **on one level**, this outstanding penthouse offers everything you need for a modern and elitist living atmosphere: Spacious rooms with high ceilings, high-quality designer furnishings, extensive glazing, direct lift exit (up to the roof terrace) and fantastic terraces with lots of privacy and a wonderful view.

The penthouse has a large living area and an equally spacious dining area with an open kitchen and access to the south-facing terrace, a master area with its own terrace and stylish built-in elements, a bright and particularly stylish bathroom with beautiful stone floors, another bedroom, another bathroom and 3 Toilets.

The approximately 125 m<sup>2</sup> roof terrace can be reached via a direct lift exit and a curved external staircase.

The penthouse impresses with the living space on one level with terraces, the magnificent roof terrace areas with direct lift exit as well as the exquisite and extremely stylish equipment features.

### FURNISHING

- Room heights of up to approx. 3.70 m in the living rooms
- Wood-aluminum windows (fixed glazing) spacious outdoor areas with exquisite terrace floors and designer plant troughs

- Generous window areas
- Aesthetic carpenter-made built-in furniture
- Tall JOSKO interior doors and door
- Handles electrical external shading in the form of external venetian blinds and VELUX roller shutters
- High quality parquet floors in oak
- Exclusive porcelain stoneware noble and avant-garde bathroom design by LAUFEN, VOLA, BREITWIESER and VALLONE
- Noble kitchen design with GAGGENAU, BREITWIESER, BORA and MIELE equipment
- Stylish lamp design from EGGER-LICHT
- BOSE sound system in the interior as well as in some areas outside
- Alarm system Security entrance door safe comfortable underfloor heating
- Air conditioning BUS system with glass touch panels, the control includes: shading, multimedia, light, roof windows, air conditioning

## INFRASTRUCTURE

The central location in the 4th district at the Belvedere is within walking distance of the center and offers a first-class infrastructure with numerous shopping opportunities, school facilities (Theresianum, TU Wien), restaurants and cultural institutions such as the State Opera, Belvedere Palace and the Karlskirche in the immediate vicinity.

The transport connections are also excellent - the tram lines D, 1 & 62, the Badner Bahn, several underground lines (U1, U2, U4) and several buses (4A, 59A) can be reached on foot within 1-6 minutes.

The newly built "Quartier Belvedere" with the main train station is in the vicinity. The airport is also easy to reach.

## INFORMATION

In the neighboring house there is an underground car park in which parking spaces can be rented depending on availability.

A cellar compartment is also available.

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-1040 Wien

■ **Proximity** Belvedere

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■ **Living space** approx. 250 sqm

■ **Patio area** approx. 124.7 sqm

■ **Balcony space** approx. 40 sqm

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■ **Room** 4

■ **Bathrooms** 2

■ **WC** 3

■ **Loggia** 3

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■ **Purchase price** € 3,490,000.00

■ **Monthly costs** € 686.13

■ **Operation costs net** € 424.53

■ **Other costs net** € 261.60

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

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■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2020

■ **Energy efficiency class** B

■ **Category** Wohnung

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## Your contact person



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