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**MARSCHALL**  
R E A L E S T A T E

## **Penthouse with roof-top terrace near Belvedere**

Property no. **1879**

This luxury penthouse with a large roof-top terrace and a beautiful view onto the Karlskirche is located near Belvedere only a few minutes away from the city centre.

The apartment with approx. 300 sqm. extends over two floors. Both floors have beautiful open spaces and a great view over Vienna. The first top floor offers an entrance hall, a masterbedroom with bathroom en suite and walk-in closet, two further bedrooms with bathroom and sauna, a utility room and a separate toilet. The second top floor offers a spacious living and dining room with open-plan kitchen and direct access to the terrace, a guest room with bathroom, a storage as well as a second entrance hall with wardrobe and toilet.

The highlight of this apartment is the approx. 90 sqm. roof-top terrace with breathtaking view onto the Karlskirche and the city, outdoor kitchen, shower, lounge area.

Features:

- air condition/cooling system
- electric shadowing
- alarm system
- high quality built-in furniture
- LED-lighting

The central location in the 4th district with walking distance to the center offers a first class infrastructure with lots of shopping facilities, educational institutions, restaurants and cultural institutions. The transport links are also very good - the tram lines D, 1 & 62, the Badner Bahn, the metro station "Karlsplatz" (U2, U4) and several busses are nearby. The airport and the central station are easy to reach.

One parking space in the garage is included.

Commission: 3 % + 20 % VAT

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



## Details

- **Adress** AT-1040 Wien
- **Proximity** Belvedere

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- **Living space** approx. 300 sqm
  - **Patio area** approx. 107.65 sqm
  - **Balcony space** approx. 7.25 sqm

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- **Room** 6
  - **Bathrooms** 3
  - **WC** 3
  - **Loggia** 3

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- **Purchase price** € 3,870,000.00
  - **Monthly costs** € 546.00
  - **Operation costs net** € 452.40
  - **Other costs net** € 93.60
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.

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- **Obtainable from** sofort

- **Year of construction** 2014
  - **Energy efficiency class** C
  - **Energy efficiency class** D
  - **Category** Wohnung
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## Your contact person



**MAG. VIKTORIA PETER**

**Phone** [+43 1 533 20 30-25](tel:+431533203025)

**Mobile** [+43 660 76 08 901](tel:+436607608901)

**E-mail** [v.peter@marschall.at](mailto:v.peter@marschall.at)

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