



Luxury Penthouse with Panoramic Views over Vienna in Prime Location

Property no. **2770**

LOCATION

This penthouse, boasting breathtaking views, occupies the entire top floor of a luxurious new building and is situated in a prime, peaceful green location directly adjacent to a vineyard in Pötzleinsdorf. The proximity to the Pötzleinsdorf Palace Park and the popular wine and heuriger village of Neustift offers exceptional quality of life and attractive recreational opportunities.

LAYOUT AND FEATURES

A spacious entrance hall leads to the highlight of the apartment: the impressive, light-flooded living and dining salon with open-plan kitchen and a generous terrace offering stunning views over the city. In addition, the elegant apartment features a master area with bedroom and terrace, large bathroom and walk-in wardrobes, a study with terrace that was created by merging two bedrooms, a shower room, as well as a utility room and a storage room.

The penthouse is tastefully and luxuriously appointed and is in an extremely well-maintained, almost new condition.

Large floor-to-ceiling windows provide an exceptional living experience with plenty of natural light and beautiful views.

A special highlight of this property is the private sauna and fitness area.

INFRASTRUCTURE

Located between Pötzleinsdorf and Krottenbach, the nearby recreational areas of the Pötzleinsdorf Palace Park and Neustift am Walde are within walking distance. Daily amenities, kindergartens, schools, the University of Natural Resources and Life Sciences (BOKU), the American International School, and the AMADEUS International School are all in the sur-

rounding area. The districts of Gersthof and Sievering offer a vibrant mix of markets, cafés, bakeries, boutiques, restaurants, pharmacies, doctors, and a variety of health, fitness, and wellness services.

Public transport (bus line 35A) is nearby, and both the city center and the airport are easily accessible.

INFORMATION

A storage room of approximately 8 m² is included with the apartment.

Two parking spaces in the building's underground garage are available for €35,000 each.

Brokerage fee: 3% of the purchase price plus 20% VAT.

The information provided above is based on details and documentation supplied by the owner and is subject to change without liability.

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

The agent acts as a double broker.



Details

- **Address** AUT-1190 Wien
- **Proximity** Pötzleinsdorfer Schlosspark

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- **Living space** approx. 185 sqm
 - **Patio area** approx. 63 sqm
 - **Usable area** approx. 257 sqm

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- **Room** 4
 - **Bathrooms** 2
 - **WC** 2
 - **Floors** 4
 - **Patio** 2

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- **Purchase price** € 1,880,000.00
 - **Monthly costs** € 631.88
 - **Operation costs net** € 380.05
 - **Other costs net** € 251.83

■ **Commission** 67,680,00 € inkl. 20% USt.

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2008

■ **Energy efficiency class** C

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■ **Category** Wohnung

Your contact person



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