



Impressive Penthouse Apartment with Beautiful Views and Garage in a Historic Building

Property no. **2713**

GENERAL

This 214 m² maisonette is located in a magnificent turn-of-the-century building. The property was completely renovated in 2020 during the attic conversion and features a passenger elevator.

LAYOUT

The 4-room maisonette spans two levels and offers a narrow street-facing terrace on the first level and a large courtyard-facing terrace on the second level.

The layout of the first attic level includes: an entrance hall from which two bedrooms, a bathroom, a separate toilet, and a storage room are accessible. The terrace extends along the entire length of the living rooms and offers orientations to the east, south, and west.

A staircase leads to the second attic level, which features a third bedroom, a second bathroom and separate toilet, another storage room, and the spacious living kitchen. This level offers charming dormer windows and a fantastic panoramic view.

AMENITIES

- Modern architecture with high-quality Alucobond roof elements
- Generous window surfaces with high-quality aluminum lift/slide elements and triple glazing
- Exterior electrically operated blinds for shading
- Velux roof windows with solar-powered blinds and remote control
- Heating and hot water via a modern, central gas condensing unit
- Tastefully designed exterior spaces with thermo-ash terrace floors
- Oak parquet flooring in plank style

- Exclusive stoneware tiles in wet areas
- Stylish sanitary items from Hans Grohe (Metris series)
- Underfloor heating for cozy comfort

INFRASTRUCTURE

The property is just a few minutes' walk from Nußdorfer Straße and Alserbachstraße. Local amenities are excellent with numerous shops in the vicinity. Public transport connections are optimal, with the U6 Währinger Straße/Volksoper and tram lines 5, 33, 37, 38, 40-42, and bus line 40A nearby.

INFORMATION

Optionally, one to two parking spaces (stack parkers) can be purchased in the property for a price of EUR 35,000 per space.

The above information is based on details and documents provided by the owner and is without guarantee on our part.

Commission: 3% + 20% VAT.

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

- **Adress** AUT-1090 Wien
 - **Proximity** Liechtensteinpark
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- **Living space** approx. 214 sqm
 - **Patio area** approx. 65 sqm
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- **Room** 3.5
 - **Bathrooms** 2
 - **WC** 2
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- **Purchase price** € 1,990,000.00
 - **Monthly costs** € 401.64
 - **Operation costs net** € 349.42
 - **Other costs net** € 52.22
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** sofort
- **Year of construction** 1952

- **Energy efficiency class** B
 - **Energy efficiency class** A
 - **Category** Wohnung
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Your contact person



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