



Bright 4-Bedroom Penthouse Apartment with Stunning Panoramic Views in Vienna's 7th District

Property no. **2785**

GENERAL INFORMATION

This bright and spacious 4-bedroom penthouse apartment with panoramic views is located in a central area of Vienna's popular 7th district, close to Josef-Strauß-Park. Vienna's city center can be reached within just a few minutes by car or public transport.

A special highlight is the breathtaking view from the living room across Vienna's rooftops all the way to St. Stephen's Cathedral – urban living with a far-reaching perspective!

LAYOUT

The apartment extends over two levels and impresses with a well-thought-out, generous floor plan.

LOWER LEVEL:

Upon entering, you are welcomed by a spacious entrance hall, which provides access to a practical storage room as well as a small bathroom with shower and WC. The central living area is open-plan and stands out with its brightness and sense of space. The modern fitted kitchen is seamlessly integrated into the living room and leaves nothing to be desired. A true highlight is the panoramic view across Vienna's rooftops all the way to St. Stephen's Cathedral – a spectacular city panorama right from your living room.

UPPER LEVEL:

An elegant wooden staircase leads you upstairs. Here you will find three bedrooms – two facing east with stunning views over the city, and one facing west, ideal as a study or guest room. A spacious bathroom with bathtub and a separate WC add extra comfort. From this level, a staircase leads up to the west-facing roof terrace with a view of the Kahlenberg – the perfect spot to enjoy the sunset and unwind at the end of the day.

Conclusion:

This penthouse apartment impresses with its light-flooded rooms, intelligent layout, and charming terrace with far-reaching views – a true gem in the heart of the 7th district.

FEATURES

- Modern fitted kitchen with high-quality appliances
- Air conditioning in all rooms
- Pre-installed alarm system
- Wooden floors and stylish bathroom fittings

LOCATION & INFRASTRUCTURE

The location offers excellent amenities and public transport connections: U6 – Thaliastraße station, tram lines 5 and 46, and bus line 48A. Shops for daily needs, cafés, restaurants, pharmacies as well as schools and kindergartens are all within walking distance. The proximity to Vienna's city center makes this location particularly attractive.

INFORMATION

Broker's commission: 3% of the purchase price plus 20% VAT

All details are based on information provided by the owner and are subject to change without notice.

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-1070 Wien

■ **Living space** approx. 114 sqm

■ **Patio area** approx. 5 sqm

■ **Room** 4

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 5

■ **Patio** 1

■ **Purchase price** € 820,000.00

■ **Monthly costs** € 616.11

■ **Operation costs net** € 228.08

■ **Other costs net** € 388.03

■ **Obtainable from** sofort

■ **Year of construction** 1908

Your contact person



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