



Luxury Penthouse with Terraces in Prime Location Next to the Vienna State Opera

Property no. **2670**

LOCATION

This apartment is located on the top floor of a fully refurbished period building with an elevator and garage, in a prime central location in Vienna, directly next to the Vienna State Opera.

LAYOUT

This exceptionally bright apartment encompasses approximately 223 m² and occupies the corner section of Operngasse and Elisabethstraße. The corner area features a stunning two-level panoramic window. On the lower level, you'll find a bedroom with an en-suite bathroom and a walk-in closet. This level also includes a guest WC, utility room, and a living area with an open fireplace.

The second attic level offers two additional bedrooms, each with its own en-suite bathroom, a kitchen, and a spacious living and dining area with access to a terrace of approx. 11 m². A staircase leads to the rooftop terrace of approx. 47 m², from which you can enjoy breathtaking views over Vienna.

FEATURES

- Air source heat pump
- Underfloor heating
- Low-energy standard
- Video intercom system
- Alarm system
- Safe
- Open fireplace

- High-quality parquet and stone flooring
- Premium sanitary fittings
- Electric windows with sun protection
- Air conditioning
- Touch panel control
- etc.

INFRASTRUCTURE

This exclusive location offers outstanding infrastructure, excellent shopping opportunities, and superb public transport connections (subway stations, tram and numerous bus lines within walking distance). Kärntner Straße, the Naschmarkt, and several cultural institutions are just a short walk away.

INFORMATION

The purchase price includes one garage space in the building.

A dedicated cellar storage unit is also allocated to the apartment.

Commission: 3% of the purchase price + 20% VAT

All information provided is based on details and documents supplied by the seller and is 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-1010 Wien

■ **Proximity** Staatsoper/U1,4

■ **Living space** approx. 223 sqm

■ **Patio area** approx. 58 sqm

■ **Room** 5

■ **Bathrooms** 3

■ **WC** 4

■ **Patio** 2

■ **Purchase price** € 4,990,000.00

■ **Monthly costs** € 783.47

■ **Operation costs net** € 496.15

■ **Other costs net** € 287.32

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

■ **Obtainable from** sofort

- **Year of construction** 2011
 - **Energy efficiency class** C
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 - **Category** Wohnung
-

Your contact person



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