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

## Penthouse de Luxe – Living with Danube Views in Refined Elegance

Property no. **2768**

### DESCRIPTION

This penthouse is more than just a place to live – it's a sanctuary to breathe, arrive, and feel at home. The unobstructed view over the Danube, accompanied by the gentle play of nature, creates a unique atmosphere that enchants day after day. What awaits you here is not just tranquility, but a lifestyle that inspires: a private fitness studio, a relaxing sauna, a concierge service to ease your daily routine, and a private bathing dock – perfect for sunny moments by the water or leisurely walks. The infrastructure leaves nothing to be desired either: numerous shops for daily needs are located nearby. A large shopping center with a wide variety of stores is just a 10-minute drive away.

### FLOOR PLAN

Upon entering the apartment, the impressive ceiling height of approximately 3.00 m and the inviting entrance hall immediately catch the eye. All rooms are centrally accessible from here. To the right is a spacious room with direct access to the terrace – ideal as a children's or guest room. Straight ahead, the hallway leads to the elegant master bathroom, which offers direct access to the generous master bedroom. Attached to this is a walk-in wardrobe that can also be used as a fourth room. This area also provides direct access to the terrace. The heart of the apartment is the light-flooded, exceptionally spacious living area with an open kitchen. The breathtaking view of the Danube and surrounding nature makes this space the highlight of the penthouse. Several exits allow direct access to the terrace, creating a seamless connection between indoor and outdoor living. A staircase in the entrance hall leads up to the impressive rooftop terrace, approx. 152 m<sup>2</sup> in size, offering panoramic views. Here you'll find a whirlpool and connections for an outdoor kitchen – the perfect place to relax, enjoy, and unwind.

**Conclusion:** A harmonious natural oasis with every comfort, yet in close proximity to the city.

## **APARTMENT FEATURES**

- Fully furnished (excluding beds)
- 3 rooms (optionally extendable to 4)
- High, light-filled rooms
- Real wood parquet flooring
- Exclusive porcelain stoneware
- Premium sanitary fittings including bidet and urinal
- Underfloor heating
- Concrete core cooling for climate control
- Electric exterior blinds
- Triple-glazed insulated windows
- High-quality Miele kitchen appliances
- Terrace with power outlets, exterior lighting & water connection
- LOXONE smart home system
- Elevator
- Whirlpool
- Heating provided by a private well water system

## **RESIDENTIAL COMPLEX FEATURES**

- Private bathing dock
- Concierge service
- Modern fitness center
- Sauna and steam bath
- Children's playground
- Boat docking spaces

## **INFRASTRUCTURE**

This beautiful penthouse offers outstanding quality of life with a high recreational value and is located directly on a side arm of the Danube. The Donau-Auen National Park, the recreational area Wienerwald, the idyllic town of Klosterneuburg, and shopping opportunities at the nearby Q19 shopping center are all within quick and easy reach. Public transport (line 400 VOR) is just outside the door and takes you to the U4 station "Heiligenstadt" in about 10 minutes.

Vienna's city center and the airport are also easily accessible.

## **INFORMATION**

One garage parking space can be purchased as part of the apartment for €35,000 + 20% VAT (operating costs: €28.50 + 20% VAT per month).

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

The above details are based on information and documentation provided by the owner. No liability is assumed for their accuracy.

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-1190 Wien

■ **Proximity** Heiligenstadt

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■ **Living space** approx. 177 sqm

■ **Patio area** approx. 262 sqm

■ **Usable area** approx. 450 sqm

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■ **Room** 3

■ **Floors** 3

■ **Patio** 2

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■ **Purchase price** € 2,960,000.00

■ **Monthly costs** € 828.30

■ **Operation costs net** € 803.20

■ **Other costs net** € 25.10

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

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■ **Obtainable from** sofort

- **Year of construction** 2022
  - **Energy efficiency class** B
  - **Energy efficiency class** A
  - **Category** Wohnung
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## Your contact person



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