



Luxury Penthouse with Expansive Terrace and Breathtaking Views in a Prime Döbling Location

Property no. **2744**

LOCATION

This exclusive penthouse is situated on the top floor of a luxurious new development in one of Döbling's most prestigious locations, Glanzing. Its proximity to Pötzleinsdorfer Schlosspark and the charming wine and heuriger village of Neustift offers exceptional leisure opportunities.

LAYOUT & FEATURES

From the elegant entrance hall, residents have barrier-free access to the elevator, the garage, and the storage rooms on the same level.

Upon entering the penthouse, you are immediately captivated by the spacious, light-filled living salon, which seamlessly extends onto a large terrace and features an open-concept kitchen.

A discreetly placed wardrobe area leads to the private section of the penthouse. The partially furnished master bedroom impresses with its walk-in wardrobe and direct access to the quiet, southwest-facing garden terrace.

The adjacent second bedroom also offers stunning green views through its generous floor-to-ceiling windows.

The main bathroom, bathed in natural light, features two vanities, a bathtub, a shower, a WC, and a bidet, all in keeping with the high-end design of this luxury residence.

An additional room is ideal for use as a guest bedroom or home office. Opposite this space is a spacious shower bathroom with a washing machine connection, a guest WC, and a newly fitted storage room with built-in cabinetry.

A staircase from the entrance area leads to the highlight of the property – the nearly 200 m² rooftop terrace with a breathtaking panoramic view over Vienna and the surrounding vineyards. A connection for a whirlpool is already in place.

High-quality porcelain stoneware tiles in the bathrooms, air conditioning, and underfloor heating further enhance the luxury living experience.

The premium parquet flooring was refinished and sealed in February 2025, and all walls have been freshly painted, ensuring the penthouse is in pristine condition. The terrace flooring is the only element requiring further refurbishment.

INFRASTRUCTURE

Ideally positioned between Pötzleinsdorf and Krottenbach, the penthouse offers easy access to the recreational areas of Pötzleinsdorfer Schlosspark and Neustift am Walde, both within walking distance. Everyday conveniences, including grocery stores, kindergartens, schools, the University of Natural Resources and Life Sciences, the American International School, and the AMADEUS International School, are all in the vicinity.

The nearby districts of Gersthof and Sievering provide a diverse selection of markets, cafés, bakeries, boutiques, restaurants, pharmacies, medical services, and health, fitness, and wellness providers.

Public transport is conveniently accessible via the 35A bus line, connecting to Vienna's city center in approximately 35 minutes.

INFORMATION

■ A 6.5 m² storage unit is included with the apartment.

■ Two oversized parking spaces in the building's private garage are available for €40,000 each. The operating costs amount to €26.52 per month plus 20% VAT, and a repair reserve of €10.63 per month is collected.

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

The information provided is based on details and documents supplied by the owner and is subject to change without guarantee.

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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** Glanzing

■ **Living space** approx. 190 sqm

■ **Patio area** approx. 246.2 sqm

■ **Usable area** approx. 447 sqm

■ **Room** 4

■ **Bathrooms** 2

■ **WC** 2

■ **Patio** 3

■ **Purchase price** € 1,998,000.00

■ **Monthly costs** € 677.10

■ **Operation costs net** € 483.37

■ **Other costs net** € 193.73

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

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2009

■ **Energy efficiency class** B

■ **Energy efficiency class** C

■ **Category** Wohnung

Your contact person



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