



Exclusive 5-Room Penthouse Apartment with Private Elevator Access and Rooftop Terrace

Property no. **2756**

GENERAL

This spacious 5-room penthouse apartment offers direct elevator access to both the apartment and the exclusive rooftop terrace, which provides breathtaking panoramic views over the city—a true highlight for quiet moments in the heart of urban life. The ideal location allows you to take advantage of the subway right at your doorstep, while the nearby Währingerstraße invites you to explore a variety of shops and a local market. A perfect retreat with all the benefits of city living.

LAYOUT / FEATURES

This stunning penthouse apartment can be accessed via a private staircase with an entrance hall or conveniently through its own elevator access. From the hallway, you first reach a bathroom with a separate WC, followed by two bedrooms. The layout then leads into a spacious kitchen with a large dining area that has direct access to a small terrace—ideal for relaxing outdoors. The kitchen connects to two additional rooms that can be used flexibly, as well as another bathroom and a practical storage room.

From this level, you have access to the spectacular rooftop terrace, which can be reached either via a staircase in the building or directly by elevator. The terrace offers an impressive 360-degree view—from the majestic St. Stephen's Cathedral to the vineyards of Kahlenberg. Here, you can fully enjoy both sunrise and sunset.

The apartment is equipped with a high-quality kitchen, an air-source heat pump, air conditioning, electric external blinds, underfloor heating, and many other premium features that ensure maximum comfort.

INFRASTRUCTURE

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

INFORMATION

The details provided above are based on information and documents from the owner and are subject to change without guarantee.

Commission: 3% + 20% VAT.

Disclaimer: Some images have been enhanced or virtually staged using AI technologies. Visualisations created with AI are clearly labelled, for example: "AI-generated furnishing proposal".

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

■ **Address** AUT-1090 Wien

■ **Living space** approx. 132 sqm

■ **Patio area** approx. 39 sqm

■ **Room** 5

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 6

■ **Patio** 2

■ **Purchase price** € 1,980,000.00

■ **Monthly costs** € 370.19

■ **Operation costs net** € 324.73

■ **Other costs net** € 45.46

■ **Obtainable from** April 2025

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

Your contact person



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