



Impressive designer penthouse with pool terraces and garages

Property no. **2581**

LOCATION

This ultimate penthouse apartment is located in the newly converted attic of a very beautiful, historic house in a prime and quiet residential location in Gersthof.

ROOM LAYOUT

The representative house with articulated facade was renovated and the roof was extended to two floors.

The extraordinary apartment extends over two levels and has impressive terraces with pool and whirlpool with a fantastic view over the city.

This retreat above the rooftops of Vienna is ideally suited for discerning couples who love the extraordinary.

The first attic floor consists of a spacious entrance with an imposing custom-made staircase, a large living room with library and designer fireplace, a bedroom with spacious closet space, an elegant "living bathroom", a sauna with relaxation room and exit to a patio, a utility room and a guest toilet.

The second attic floor is accessed via a gallery to the lounge area with front terrace and wine-climate room. Next to this is the open-plan dining room with large glazed areas and a luxury kitchen.

The imposing pool terrace with infinity glass pool, outdoor bar, barbecue area and dining area is located in front of this floor.

The roof terrace above with lounge area and awning, outdoor kitchen, fire pit and whirlpool offers an unobstructed 360° Vienna view.

EQUIPMENT

The penthouse has been luxuriously equipped and fully furnished by an interior designer and is "ready to move in".

The extremely tasteful and very high quality designer equipment with the latest technology leaves nothing to be desired.

The investments for the special equipment and furnishing amount to approx. € 850.000,-.

- Floors and walls with high quality stone and parquet flooring
 - underfloor heating
 - Wall/ceiling/floor cooling system
 - BUS system: Loxone/GIRA with smarthome control
 - alarm system
 - music system
 - Fittings: Dornbracht
 - Luxury kitchen with extraordinary stone surfaces and Miele appliances
 - Occhio lights
 - Luxury outdoor furniture by Paola Lenti etc.
 - Terrace greening with automatic irrigation
 - Sun sails from Sun Square
-and much more

INFRASTRUCTURE

The urban location in Gersthof offers an excellent quality of life, a first-class leisure offer as well as a great infrastructure with best local supply.

Shopping facilities, good restaurants and cozy cafés, school facilities, public transport (line 40,41,10A and S-Bahn) and extensive green areas are in the immediate vicinity.

The city center and the airport are very easy to reach.

INFORMATION

A noble double garage in the house can be acquired for € 80.000,-.

Commission: 3 % + 20 % VAT

The above information is based on information and documents of the owner and is without guarantee on our part.

Please note that there is a close economic relationship between the broker and the client.
The broker is working as a double agent.



Details

- **Adress** AUT-1180 Wien, Währing
- **Proximity** Bischof Faber Platz, Türkenschanzpark

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- **Living space** approx. 276 sqm
 - **Patio area** approx. 167.17 sqm

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- **Room** 4
 - **Bathrooms** 1
 - **WC** 2
 - **Loggia** 3

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- **Purchase price** € 4,420,000.00
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.

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- **Obtainable from** nach Vereinbarung

- Year of construction 2022
 - Energy efficiency class C
 - Energy efficiency class B
 - Category Wohnung
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Your contact person



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