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

## **Penthouse for highest demands with roof garden and pool**

№ обьекта **2718**

### **LOCATION**

This exquisite flat house was newly built and is situated in an exceptionally beautiful, elevated green and quiet location directly on the edge of the forest in the immediate vicinity of the AIS.

The ensemble captivates with its special architecture, high-quality furnishings, a large garden with wooden salettl and swimming pool, a top-equipped fitness area for shared use as well as the spacious garage with extra-wide parking spaces with electrical connections.

This exceptional penthouse with views over Vienna extends over two floors, has a sensational roof garden with pool and is S/W oriented.

### **ROOM LAYOUT**

The two living levels of this unique penthouse are connected by an internal lift.

The living floor consists of a spacious living-dining area with an open kitchen and a large terrace in front with a fantastic view over Vienna, a hallway with guest toilet, storage room and utility room. On the terrace facing the garden is the access to the roof garden.

On the lower level there is a hallway, the master bedroom with en suite bathroom, WC and walk-in dressing room and a terrace with distant views, as well as three further bedrooms, each with a bathroom, two of which have a terrace facing the garden.

A special highlight is the secluded green roof garden with infinity pool and sensational views over the city and the Vienna Woods.

### **EQUIPMENT**

The high-quality furnishings include:

- Contemporary architecture with plenty of free space and light to feel at ease
- Flat roof with greenery and pool for the penthouse flats
- Generously designed entrance and outdoor areas

- Large, well-kept garden with pool, outdoor shower and wooden saettl with WC
- Fitness room with state-of-the-art fitness equipment from Technogym
- Room heights of up to 2.80 m
- Terraces and balconies with glass balustrades and aluminium-wood panelling
- Energy-saving room heating, air-conditioning and hot-water system
- Country-style floorboards and fine, large-format porcelain stoneware, as well as fittings by Dornbracht and Hansgrohe
- High-quality wood-aluminium windows with triple glazing
- External venetian blinds for windows and French windows
- Each bedroom with luxuriously equipped bathroom
- Smart Living System for temperature control, sun protection, intercom system and alarm
- Intelligent lift system with RFID chip for lift call and control
- Large underground car park with e-charging stations

## **INFRASTRUCTURE**

The excellent location on the outskirts of the city, directly next to the Vienna Woods and the vineyards, offers a first-class quality of life and numerous sports and leisure opportunities. In the vicinity are idyllic wine taverns, restaurants, shopping facilities for daily needs, school facilities, the American International School and public transport (bus line 35A, 43A). The city centre and the airport as well as the Westautobahn are easily accessible.

## **INFORMATION**

If interested, parking spaces in the underground garage can be purchased for € 40,000 each. The garage operating costs currently amount to € 6.67 + 20 % VAT per month and parking space.

The monthly heating costs are currently € 156.56 + 20 % VAT,

The running costs for the pool are currently € 66.67 per month and for the lift within the flat € 320/month, in each case plus 10 % VAT.

Commission: 3 % + 20 % VAT

The above information is based on information and documents provided by the owner and is not guaranteed by us.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

## Подробности

■ **Адрес** AUT-1190 Wien

■ **Рядом с** AIS

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■ **Жилая площадь** около 263 м<sup>2</sup>

■ **Площадь террасы** около 207 м<sup>2</sup>

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■ **Комнаты** 5

■ **Ванные комнаты** 4

■ **Количество туалетов** 5

■ **Терраса** 6

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■ **Покупная цена** € 4,489,380.00

■ **Покупная цена** € 1,516.06

■ **Коммунальные расходы, нетто** € 768.14

■ **прочие расходы нетто** € 747.92

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

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■ **Готовность к заселению** prompt

■ **Год постройки** 2021

■ **Класс энергопотребления** B

■ **Класс энергопотребления** A

■ **Категория** Wohnung

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## Ваше контактное лицо



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