



Exclusive modern garden apartment in a top location of Hietzing

Property no. **2546**

LOCATION

This exclusive residential project with just a few units is being built in a prime location in Alt-Hietzing.

The historic villa is being revitalized and classic, stylish old-style apartments are being created in new splendor, supplemented by an extension with modern new-build apartments.

The architecture creates a combination of luxury, functionality and living comfort with the equipment of modern technology.

ROOM LAYOUT AND EQUIPMENT

This beautiful garden apartment with an area of approx. 194m² is located in the modern annex of the residential complex and extends over two levels. It has a spacious living area with a terrace in front, an eat-in kitchen with dining area, two spacious bedrooms each with a bathroom en suite, another room and a guest Wc.

Both bedrooms each have a charming atrium with a total area of around 25m².

Furthermore, this apartment contains several private gardens with a total area of approx. 145m².

This modern apartment features:

- high-quality parquet floors & porcelain stoneware
- underfloor heating
- Air / Water heatpump
- Sun protection by means of electrically operated external blinds
- elegant sanitary fittings

The residents of this complex have access to the exquisite spa and fitness area in the basement. This consists of a swimming pool, a fitness room, a bio-sauna, a hammam and a massage room.

Furthermore, a storage room for bicycle and pram, the technical rooms and the car parking spaces with preparation for an electric charging station are located on this level.

An exclusive concierge service, which can be individually tailored to the needs of the residents, completes the amenities of this luxurious project.

INFRASTRUCTURE

Alt-Hietzing scores with its noble and prestigious location. The attractive proximity to the centre is combined with wonderful green oases in the surrounding area.

Hietzing's main square with its numerous boutiques and shopping facilities for daily needs, as well as doctor's practices and pharmacies, are within walking distance.

There is also an attractive selection of kindergartens and schools in this area.

A large variety of culinary diversity with Austrian and international cuisine can be found in this area.

Public transport like the tram 10 and bus 54 are also near to reach. By walk, you can reach the U4 station Braunschweigasse in about 5 minutes, from there you can reach Vienna's city centre in about 20 minutes.

INFORMATION

Special requests and changes within the residential units can be considered depending on the progress of construction.

Completion is planned for the end of 2023.

Parking spaces are not included in the purchase price and can be purchased additionally. The purchase price for an underground parking space (stackable parking system) is € 40.000,- and for an underground parking space including e-charging station € 45.000,- .

There are further apartments of different sizes available in the property.

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

Commission: 3% + 20% VAT

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-1130 Wien

■ **Proximity** Schönbrunn

■ **Living space** approx. 194 sqm

■ **Patio area** approx. 36 sqm

■ **Room** 5

■ **Bathrooms** 2

■ **WC** 3

■ **Floors** 5

■ **Loggia** 5

■ **Purchase price** € 2,407,600.00

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

■ **Obtainable from** Herbst 2024

■ **Year of construction** 2022

■ **Energy efficiency class** C

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■ **Category** Wohnung

Your contact person



ALEXANDER HAMERSKY

Mobile [+436767007918](tel:+436767007918)

E-mail a.hamersky@marschall.at

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