

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

8-room garden maisonette with separate apartment and 6 garage spaces!

Property no. **2723**

LOCATION

This spacious garden maisonette is located in an elegant new building in a prime green area, close to Pötzleinsdorfer Schlosspark and the popular Schafbergbad.

LAYOUT AND AMENITIES

From the impressive entrance hall with a staircase and gallery, you can access the spacious living room with an open fireplace and exit to the large garden terrace through two almost floor-to-ceiling double doors. The living room is connected to the dining area, which also has access through these doors. The adjacent bright kitchen has an exit to the south-facing terrace and connects to the utility room, which has natural light and can also be accessed from the entrance hall. From the hall, you can also enter a club room/home office with an open fireplace and access to the garden terrace. A wardrobe, guest toilet, and storage room under the stairs are also located on this level.

On the first floor, the gallery, with a view of the entrance hall, connects all 5 bedrooms, each with its own bathroom. The large master area, with a view of the private garden, includes a walk-in closet and a 19 m² bathroom with a bathtub, double sink, walk-in shower, and toilet. Both the master bedroom and the bathroom have access to a shared balcony. Additionally, two other bedrooms also share a balcony with a lovely green view.

From the romantic garden, an outdoor staircase leads directly to a private storage room and the garage, which can also be accessed via the elevator from the stylish staircase.

INFRASTRUCTURE

The Pötzleinsdorfer Schlosspark and Schafbergbad recreational areas are practically on your doorstep. The Vienna Woods, with Schwarzenberg-Allee and the Marswiese sports center, are also nearby. Within walking distance, you can reach a popular ice cream parlor, as well as the 42A bus line, which connects you to various public transportation options. Both Gersthoferstraße and Währingerstraße offer not only everyday shops but also cafés, restaurants, boutiques, bakeries, perfumeries, shoe stores, flower shops, drugstores, doctors, pharmacies, and more. The well-stocked, trendy Kutschkermarkt rounds off the wide range of offerings.

INFORMATION

The monthly advance payment for heating and hot water costs is currently € 1,146.89 + 20% VAT and is collected by the property management in addition to the operating costs.

There are 6 parking spaces (stacked parking system) available in the in-house underground garage, € 30.000,- each. The monthly operating costs for all 6 parking spaces currently amount to € 58.34 net, plus € 6.00 for the repair fund.

Furthermore, a basement storage unit and an additional storage room belong to the apartment.

Commission: 3% + 20% VAT.

The above information is based on details and documents provided by the owner and is provided without warranty.

Note according to energy certificate draft law: An energy performance certificate has not yet been submitted by the seller or owner, after being informed of the obligation to provide one. Therefore, the energy performance of a building of similar construction type and age is considered. We assume no responsibility or liability for the actual energy efficiency of the property offered.

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-1180 Wien
 - **Proximity** Pötzleinsdorfer Schloßpark/Schafberg
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■ **Living space** approx. 346 sqm

- **Room** 8
 - **Bathrooms** 6
 - **WC** 7
 - **Patio** 3
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- **Purchase price** € 2,720,000.00
 - **Monthly costs** € 1,096.21
 - **Operation costs net** € 993.97
 - **Other costs net** € 102.24
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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■ **Year of construction** 1998

Your contact person



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