



## Exclusive apartment with terrace in a top location in Döbling

Property no. **2559**

### LOCATION

The exquisite penthouse is located in a beautiful Döblinger cottage villa with only a few units, which is currently being refurbished with a lot of attention to the historical substance and at the same time an absolutely contemporary equipment. The preservation of the "feel-good atmosphere" and Viennese flair of the magnificent villa was particularly important to the architects and builders. The property is located in the immediate vicinity of the Döblinger Cottage, one of the most charming residential areas in Vienna.

### SPACE DISTRIBUTION

The approx. 134m<sup>2</sup> stylish apartment has a beautiful living/dining area with balcony access, 1 master bedroom with en suite bathroom and private terrace, 2 further bedrooms, another bathroom with bathtub and a storage room.

### FURNISHING

The high quality equipment includes:

- Contemporary heating and cooling, as well as centralized hot water preparation by means of air-heat pumps positioned in the technical room
- Underfloor heating and ceiling cooling with individual room control, the installation of additional air conditioning has already been structurally prepared
- New wooden box windows with external, electrically operated sun protection in all apartments
- Carefully selected, stylish and high quality surfaces both within the apartments and in the public areas
- Optional control of the intelligent building technology conveniently via a tablet or smartphone

- Private apartment trips with the lift, a dining lift and the installation of a jacuzzi in the 2nd floor are prepared. In the larger units, chimney connections are provided for the subsequent installation of a (tiled) stove
- Generous storage rooms for each unit. Additional parking spaces in the underground car park of the neighboring property can be reached barrier-free via a separate private elevator
- E-charging stations are already structurally prepared for subsequent installation at each parking space
- Planting concept in the general garden areas by an established Viennese garden planner

## **INFRASTRUCTURE**

The excellent location in Döbling offers a first-class quality of life and numerous sports and leisure opportunities. Nearby are the charming Sonnbergplatz and Obkirchergasse, which offer shopping opportunities for daily needs. Also nearby are idyllic wine taverns, restaurants, school facilities and public transport (bus line 35A). The city center and the airport are very easy to reach.

## **INFORMATION**

If you are interested, parking spaces in the underground car park can be purchased for EUR 45,000 each, depending on availability.

Commission: 3% + 20% VAT

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

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-1190 Wien

■ **Proximity** Wienerwald

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■ **Living space** approx. 134 sqm

■ **Patio area** approx. 6 sqm

■ **Balcony space** approx. 22 sqm

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■ **Room** 4

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 5

■ **Loggia** 1

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■ **Purchase price** € 1,750,000.00

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

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■ **Obtainable from** sofort

■ **Year of construction** 2022

- Energy efficiency class D
  - Energy efficiency class C
  - Category Wohnung
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## Your contact person



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