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MARSCHALL
R E A L E S T A T E

INVESTORS APARTMENT - Spacious villa floor with terraces, garages and geothermal heating in green quiet location

Property no. **2577**

LOCATION

In this beautiful multi-family villa, in the best residential area of Vienna, 5 exclusive apartments have been created in the course of a general renovation. The entire building has been brought up to the latest standards and is also very energy-efficient due to the use of state-of-the-art technology. The quiet green location in the middle of the villa district of Grinzing offers a very high quality of life and a first-class infrastructure.

ROOM LAYOUT

This villa floor consists of two merged apartments, each with its own entrance and is the entire first floor of the house. In the larger apartment, the spacious living-dining area with an integrated kitchen opens onto the garden via the terraces. The west-facing master area leaves nothing to be desired and offers a large bedroom with attached bathroom. Furthermore, there is a second bedroom, an anteroom a shower room/toilet and a utility room. The smaller, perfectly divided apartment consists of a living-dining room with an open kitchen, a spacious bedroom, anteroom, bathroom and toilet. The terrace is directly accessible from both rooms and very usable. The apartments were connected by a wall breakthrough and can be separated again with little effort.

In the basement there are two storage rooms available.

FACILITIES

The generously apartment floors captivate by a very exclusive equipment, a high-quality architecture with sunny terraces and unusual room heights and become fair highest requirements:

- Underfloor heating/**geothermal heating**
- air conditioning
- most modern building services
- alarm system
- floor coverings made of wood and stone
- interior doors with flush frames and floor-to-ceiling design
- high-quality wood-aluminum windows with triple-pane insulating glazing
- Shading elements
- Terraces and private gardens etc.

INFRASTRUCTURE

Shopping facilities, school facilities, public transport, leisure facilities and idyllic Heurigen restaurants are within walking distance. The city center and the airport are easily accessible.

INFORMATION

This floor is currently leased until December 2026, with a monthly net rent of €5,019,37 and also serves excellently as a valuable investment property (yield approx. 2,6% p.a.).

The monthly heating costs are currently € 497,38 + 20 % VAT.

Garage parking spaces can be purchased in the building's own underground garage at € 65,000.00 each.

Commission: 3 % + 20 % VAT

The specified living area includes 50% of the terrace area.

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

Photos: (c) Manfred Sodja

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** Schreiberweg, Grinzing
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- **Living space** approx. 218 sqm
 - **Patio area** approx. 27 sqm
 - **Usable area** approx. 248 sqm
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- **Room** 5
 - **Bathrooms** 3
 - **WC** 3
 - **Floors** 5
 - **Loggia** 4
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- **Purchase price** € 2,288,000.00
 - **Monthly costs** € 709.82
 - **Operation costs net** € 709.82
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

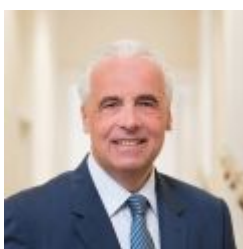
■ **Obtainable from** nach Vereinbarung

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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