



## **FOR INVESTORS - Luxurious penthouse with terraces, garages and geothermal heating in a quiet green area**

Property no. **2625**

### **LOCATION**

In this beautiful 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 thanks 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 the two attic floors. The luxurious penthouse opens on the top floor directly from the internal elevator into an extremely spacious living area with integrated kitchen and exit to the south-facing terrace. On this floor there is also an anteroom and a toilet. In the lower attic there are a total of four bedrooms. The master area with large bedroom, luxurious bathroom, dressing room and separate toilet is accessible via a central anteroom. Another three bedrooms, another bathroom and a utility room are also centrally accessible via the large anteroom.

A storage room is available in the basement.

### **FACILITIES**

The generously cut apartment captivates by a very exclusive equipment, a high-quality architecture with sunny terrace and will meet 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
- terrace

## **INFRASTRUCTURE**

Shopping facilities, school facilities, public transport, leisure facilities and idyllic Heurigen restaurants are within walking distance. The city center and the airport are very easy to reach.

## **INFORMATION**

The penthouse is currently leased until November 4, 2026, with a monthly net rent of €5,962.25 and also serves excellently as a valuable investment property (yield 1.8% p.a.).

The monthly heating cost account is currently € 622,91 net.

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. 275 sqm
  - **Patio area** approx. 40 sqm
  - **Usable area** approx. 319 sqm
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- **Room** 5
  - **Bathrooms** 2
  - **WC** 3
  - **Floors** 5
  - **Loggia** 3
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- **Purchase price** € 3,990,000.00
  - **Monthly costs** € 888.98
  - **Operation costs net** € 888.98
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

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■ **Obtainable from** nach Vereinbarung

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

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## Your contact person



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