



Magnificent residence in a prestigious palace in the heart of Vienna

Property no. **2664**

This exclusive apartment with an area of 180 m² is located in a historic and stately setting on the famous Ringstrasse in the center of Vienna. It is part of a magnificent palace with garage and concierge service, which has been extensively restored. The residence is located on the third floor and combines modern elegance with the imperial character of the building.

ROOM DIVISION

The layout of the luxurious apartment is both spacious and functional. An elegant foyer with a checkroom leads into the representative living room with an open fireplace. A chic bar is the transition to the fully equipped kitchen with utility room, which is ideal for sociable evenings and cooking together. An enclosed hallway leads to the bedrooms with ample space for peace and privacy. The master area consists of a generous bedroom, a directly adjoining wardrobe room and a spacious bathroom. There are also two bedrooms, each with its own bathroom.

EQUIPMENT

- First occupancy after restoration
- Fully furnished and equipped
- Exclusively high-quality materials and state-of-the-art technology
- Heating/cooling with district heating
- Furnishings from international brands such as BRETZ, MINOTTI, POLIFORM, KARTEL, LIGNE ROSET etc.
- Barrier-free access to the apartment via a modern elevator
- Sophisticated lighting concept
- Concierge service
- Meeting rooms in the building
- Underground garage

LOCATION AND INFRASTRUCTURE

The location impresses with its central and historically significant position in Vienna. You reach the Palais through a secure, impressive lobby area with concierge and enter a feudal reception hall.

An elegant lounge and a meeting room are available for meetings and receptions.

An international concierge service team offers you round-the-clock security and will pamper you with services such as

- HOUSEKEEPING
- FRESH FLOWER SERVICE
- BABYSITTING
- LAUNDRY SERVICE
- RESTAURANT & THEATER RESERVATIONS
- BUTLER SERVICE
- PET SERVICE
- PERSONAL TRAINER
- SHOPPING ASSISTANCE
- PRIVATE SECURITY SERVICE
- CHEF & PARTY SERVICE etc.

The location on the Ringstrasse offers an outstanding quality of life and excellent infrastructure. First-class stores and restaurants, many cultural facilities and excellent connections to public transport and the airport are in the immediate vicinity.

INFORMATION

Commission: 3 % + 20 % VAT.

The apartment has its own 13 m² storage room.

As a special feature, 2 parking spaces in the building's own underground garage can be purchased for € 100,000 each.

If interested, the movable furniture can be taken over for € 50,000.

The monthly costs for heating, cooling and water are currently € 538,18.

The monthly costs per parking space are € 115.02.

The property is owned by a foreign holding company domiciled in the EU and the purchase is being made via the purchase of this company as a SHARE DEAL (savings of 4.6 % on ancillary purchase costs).

The above details are based on information and documents provided by the owner and are subject to change without notice.

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-1010 Wien

■ **Proximity** Börse

■ **Living space** approx. 180 sqm

■ **Room** 4

■ **Bathrooms** 3

■ **WC** 3

■ **Floors** 7

■ **Purchase price** € 4,700,000.00

■ **Monthly costs** € 1,107.91

■ **Operation costs net** € 332.33

■ **Other costs net** € 775.58

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

■ **Obtainable from** sofort

■ **Year of construction** 1872

- Energy efficiency class C
 - Energy efficiency class A
 - Category Wohnung
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Your contact person



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