



## **Exclusive penthouse apartment with terrace and garages**

Property no. **2568**

### **LOCATION**

In the middle of the historic center of Vienna, a few meters away from Freyung, Am Hof, Graben and Kohlmarkt, this luxurious new building project of a international, multiple award-winning architectural office was built.

### **SPACE DISTRIBUTION & EQUIPMENT**

This exclusive apartment (first occupancy) offers approximately 217m<sup>2</sup> of living space with highest living comfort, extends over 2 floors and has a spacious roof terrace with a wonderful view to St. Stephen's Cathedral and over the rooftops of Vienna.

The living space consists of an impressive living room with up to approx.5 m room height with an open fireplace and fully equipped eat-in kitchen, a bedroom with ensuite bathroom, entrance area, guest toilet and utility room.

The upper floor offers a master area with bedroom and bathroom and another room with a shower room.

From the spacious roof terrace with pergola you have a fantastic view over the city.

In addition to the unique architecture and the high-quality furnishings, comprehensive facilities and a concierge provide incomparable comfort.

The main highlights in brief:

- Reception area with concierge (first-class VIP service)
- Salon / Library with terrace (can be booked for private events and business meetings - with catering on request)
- Gym with modern weight and cardio equipment
- yoga and massage room

- extra wide garage spaces

## **INFRASTRUCTURE**

The quiet location in the middle of the city center surrounded by the most famous sights, the best restaurants and shopping streets as well as renowned art and cultural institutions offers an excellent infrastructure and the best quality of life. Within walking distance is the subway station Herrengasse (U3) Stephansplatz (U1 and U3) and Schottentor (U2) as well as bus line 1A.

The airport is also very easy to reach.

## **INFORMATION**

The car parking spaces listed in the equipment in the building's own underground garage are not included in the purchase price and can be purchased for € 105.000,- each.

The monthly costs for hot water, cold water, cooling and heating are currently € 554,43 + VAT.

The monthly operating costs per parking space are currently € 59,20 + VAT.

Commission: 3% + 20% VAT

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

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** Freyung, Am Hof
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- **Living space** approx. 217.4 sqm
  - **Patio area** approx. 44.3 sqm
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- **Room** 4
  - **Bathrooms** 3
  - **WC** 3
  - **Floors** 9
  - **Loggia** 1
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- **Purchase price** € 5,690,000.00
  - **Monthly costs** € 1,360.95
  - **Operation costs net** € 1,271.20
  - **Other costs net** € 89.75
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

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■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2019

■ **Energy efficiency class** A

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■ **Category** Wohnung

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## Your contact person



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