



## **Extravagant apartment in a new built villa in top location**

Property no. **2622**

**Spend this summer in your new exclusive garden apartment**

### **LOCATION**

This newly completed luxury garden apartment with a private garden and south-facing terrace is located in a newly constructed residence with only three units in a prime location on the edge of the vineyards of Döbling.

### **LAYOUT AND FEATURES**

The elegant apartment is ready for occupancy and consists of a spacious living-dining room and open kitchen with access to the terrace and the beautifully landscaped garden, as well as three bedrooms, two bathrooms with toilets, and a storage room. All bedrooms have access to a second garden on the east side of the house.

The two private gardens provide a particularly beautiful retreat in the greenery, where leisure time can be enjoyed in a private atmosphere.

Great emphasis has been placed on high-quality materials, tasteful design, the latest energy-efficient technology, and maximum comfort.

Energy is generated by geothermal energy, a heat pump, and photovoltaic systems.

Parking spaces can be purchased in the in-house underground garage for €59,000 each (running costs are approx. 35 euros)

### **INFRASTRUCTURE**

The exceptional green and quiet location in the midst of a noble villa district at the end of a cul-de-sac offers excellent quality of life, first-class leisure and sports facilities, as well as great infrastructure.

Shopping facilities, a variety of restaurants, educational institutions, public transport, and extensive green areas are in the immediate vicinity.

The city center and the airport are easily accessible.

## **INFORMATION**

Commission: 3% + 20% VAT

The above information is based on information and documents provided by the owner and is provided 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-1190 Wien

■ **Proximity** Hohe Warte/Grinzing

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■ **Living space** approx. 95 sqm

■ **Patio area** approx. 25 sqm

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■ **Room** 4

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 4

■ **Patio** 1

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■ **Purchase price** € 1,499,000.00

■ **Monthly costs** € 340.36

■ **Operation costs net** € 251.46

■ **Other costs net** € 88.90

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

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■ **Obtainable from** sofort

■ **Year of construction** 2024

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

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## Your contact person



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