

A-**A+****MARSCHALL**
R E A L E S T A T E

Stately Penthouse with Terrace and Garages in a Prestigious Building in Prime Grinzing Location

Property no. **2714**

GENERAL/LOCATION

This exclusive penthouse apartment with approximately 324 m² of living space and direct elevator access features a south-facing terrace of about 52 m². It is located in a historic, very prestigious building in the best location of Grinzing.

A renowned architectural team planned and developed the penthouse a few years ago, with particular emphasis on an open, spacious layout.

LAYOUT

The impressive apartment stands out mainly due to the imposing approximately 100 m² living room with an adjoining kitchen and a terrace offering beautiful views of the greenery and the city.

The main floor also includes the master area with a bedroom, two large walk-in closets, a spacious and very elegant master bathroom, an entrance hall with elevator access, a guest toilet, a utility room, and a storage room.

You can reach the lower floor via an internal staircase or the elevator, which houses two additional rooms, each with a bathroom, as well as an anteroom.

FEATURES

The exclusive and very tasteful features leave nothing to be desired:

- Katzbeck wood/aluminum windows
- Triple glazing
- Alarm system
- 2 security entrance doors
- Electrically operated blinds and shutters

- Air conditioning
- GIRA BUS system
- Gaggenau appliances in the kitchen
- Breitwieser marble panels
- Vola fittings
- KNX electrical control system
- Underfloor heating
- Sonos audio system in all rooms and on the terrace
- Occhio & Bocci lights
- Italian designer furniture
- And much more

INFRASTRUCTURE

Located in a beautiful, quiet green area at the foot of Grinzing's vineyards, this penthouse offers a high quality of life with great recreational opportunities and first-class infrastructure. In the immediate vicinity are excellent shopping facilities for daily needs, public transport, educational institutions, and a variety of restaurants. The nearby Vienna Woods invite you to relaxing walks and sports activities.

The city center of Vienna and the airport are easily accessible.

INFORMATION

There are 3 parking spaces available in the in-house garage, which are included in the purchase price. The operating costs, including the repair fund, currently amount to €148.65 net per month.

The monthly heating prepayment currently amounts to €448.09 + 20% VAT.

Commission: 3% + 20% VAT

The above information is based on details and documents provided by the owner and is provided without guarantee.

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** Grinzinger Platz

■ **Living space** approx. 324 sqm

■ **Patio area** approx. 52 sqm

■ **Room** 5

■ **Bathrooms** 3

■ **WC** 4

■ **Floors** 5

■ **Patio** 1

■ **Purchase price** € 6,800,000.00

■ **Monthly costs** € 1,315.70

■ **Operation costs net** € 849.33

■ **Other costs net** € 466.37

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

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 1914

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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