



## **Ultimate penthouse with large terraces and dream view in a premium location!**

Property no. **2623**

### **Spend This Summer in Your New Penthouse of Superlatives**

#### **LOCATION**

This newly completed luxurious penthouse apartment with multiple terraces spans two floors with direct elevator access and is situated in a newly built residence in a prime location on the edge of the vineyards of Döbling.

#### **LAYOUT AND FEATURES**

The exclusive apartment is ready to move in and consists of a spacious living-dining room with a fireplace connection, an open kitchen with access to two terraces (north and south orientation), an entrance hall, and a guest toilet on the living level.

A generous and very decorative internal staircase or the elevator leads you to the lower floor, which includes the master area with bedroom and large wardrobe, an en suite bathroom and toilet, and a front terrace, three additional rooms, a bathroom/toilet, a hallway, and a utility/storage room. All rooms are bathed in sunlight and have access to balconies or terraces with wonderful green views.

The impressive rooftop terrace is a special retreat and a representative location with a unique view over the city and the vineyards.

Great emphasis was placed on high-quality materials, tasteful design, the latest and most energy-efficient technology, and maximum comfort in the features:

#### **Energy is generated by geothermal energy, a heat pump, and photovoltaics.**

- Underfloor and ceiling heating/cooling
- High-quality stoneware
- Some rooms with ceiling spots

- Pre-wired for alarm systems
- Pre-wired for additional split air conditioning units
- Satellite TV

There is an optional possibility to install a pool on the rooftop terrace (not included in the purchase price).

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

## **INFRASTRUCTURE**

The special green and quiet location amidst a noble villa district at the end of a cul-de-sac offers excellent quality of life, top-notch leisure and sports facilities, and great infrastructure.

Shopping options, diverse dining establishments, educational facilities, public transportation, 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 details 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. 200 sqm

■ **Patio area** approx. 161 sqm

■ **Balcony space** approx. 10 sqm

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■ **Room** 5

■ **Bathrooms** 2

■ **WC** 3

■ **Floors** 4

■ **Patio** 5

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■ **Purchase price** € 3,675,000.00

■ **Monthly costs** € 779.88

■ **Operation costs net** € 576.18

■ **Other costs net** € 203.70

■ **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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