



## **Penthouse with breathtaking views**

Property no. **2659**

### **LOCATION**

This extraordinary penthouse is located on the top two floors of the "Mischek Towers" designed by the well-known architects Delugan-Meissl and offers a unique view.

### **ROOM LAYOUT/EQUIPMENT**

The light-flooded apartment extends over two floors, which are connected by an internal staircase, has spacious glazed loggias and is very well equipped.

The main entrance is on the first level on the 34th floor. The entrance hall with storage room leads to the master area with bedroom, en suite bathroom with panoramic window and walk-in wardrobe as well as to a further room and a shower room with toilet.

The spacious living area with entrance hall and separate entrance is on the 35th floor and consists of a large living room with dining area and library with an impressive ceiling height of up to 4.6 m, an eat-in kitchen with storage room and a guest toilet.

The tasteful furnishings with stone and parquet floors, onyx and marble tiles in the master bathroom also include air conditioning and a security door.

### **INFORMATION**

Special features include a concierge service, parking spaces for rent in the underground garage and a spacious storage room in the basement. Guests can park conveniently in the building's own visitor garage.

The apartment has approx. 194 m<sup>2</sup> of living space, including the loggias of approx. 33 m<sup>2</sup>.

### **INFRASTRUCTURE**

The location in the new district around the UNO-City directly on the Danube Island and the Danube Park in the vicinity of the Old Danube leaves nothing to be desired for lovers of the urban lifestyle. The immediate vicinity offers a variety of leisure and sports facilities, a wide

range of restaurants and entertainment, school facilities, shopping opportunities and excellent transport connections. Vienna city center is just a few minutes away on the U1 underground line, and the airport and freeways are also easily accessible.

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

Commission: 3 % of the purchase price + 20 % VAT.

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-1220 Wien
  - **Proximity** Donaupark, Donauinsel, UNO City, U1, Alte Donau
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- **Living space** approx. 161 sqm
  - **Usable area** approx. 194 sqm
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- **Room** 3
  - **Bathrooms** 2
  - **WC** 3
  - **Floors** 34
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- **Purchase price** € 1,190,000.00
  - **Monthly costs** € 868.26
  - **Operation costs net** € 392.92
  - **Other costs net** € 222.80
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** nach Vereinbarung

- **Year of construction** 2002
  - **Energy efficiency class** B
  - **Energy efficiency class** C
  - **Category** Wohnung
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## Your contact person



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