



BRAND NEW - Exclusive Apartment with Balcony in Prime Hietzing Location

Property no. **2543**

LOCATION

Situated in the prestigious area of Alt-Hietzing, this exclusive residential project offers a limited number of premium units.

The historic villa is being fully revitalized, resulting in beautifully restored classic-style apartments, complemented by a new modern extension with contemporary units.

The architecture masterfully combines luxury, functionality, and comfort, enhanced by modern technology.

LAYOUT AND FEATURES

This approximately 99 m² apartment is located in the historic part of the revitalized villa. It features a spacious living/dining area with an open kitchen and balcony, a primary bedroom with its own balcony, an additional bedroom, and a bathroom with a bathtub.

This elegant apartment includes:

- Underfloor heating
- Air-to-water heat pump
- Sun protection with electric indoor cassette blinds or exterior electric shutters (depending on the apartment type)
- High-quality parquet floors and fine stoneware

In the basement, residents have access to an elegant spa and fitness area, which includes a swimming pool, fitness room, bio sauna, hammam, and massage room.

The basement also houses storage rooms, a stroller/bicycle storage area, technical rooms, and parking spaces equipped with pre-installation for electric charging outlets.

A dedicated concierge service tailored to residents' individual needs completes the amenities of this luxurious project.

INFRASTRUCTURE

This prime location offers a family-friendly, nature-focused setting in Vienna's greenest district. Hietzing's main square is within walking distance.

The area boasts a variety of top-tier restaurants with Austrian and international cuisine. Numerous shops for daily essentials, doctors' offices, pharmacies, kindergartens, and schools are nearby and accessible within a few minutes on foot. Public transport options, such as tram line 10 and bus line 54, are about 150 m away, and the U4 subway station at Braunschweigasse is approximately 490 m away, providing access to Vienna's city center in around 25 minutes.

INFORMATION

Special requests and modifications within the apartments can be accommodated depending on the stage of construction.

Completion is planned for Fall 2024.

Parking spaces are not included in the purchase price and can be purchased separately. The cost for an underground parking space (stack parking) is €40,000, while an underground parking space with an electric charging station costs €45,000.

Further apartments in various sizes are available within the property.

The above information is based on details provided by the owner, and we do not assume any liability.

Commission: 3% + 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-1130 Wien

■ **Proximity** Schönbrunn

■ **Living space** approx. 99 sqm

■ **Patio area** approx. 17 sqm

■ **Room** 3

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 5

■ **Patio** 2

■ **Purchase price** € 1,391,040.00

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

■ **Obtainable from** Herbst 2024

■ **Year of construction** 2022

■ **Energy efficiency class** C

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■ **Category** Wohnung

Your contact person



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