



## **Magnificent penthouse with stunning views in a prestigious location**

Property no. **2521**

### **LOCATION**

This exclusive penthouse with a beautiful view is located in a representative new building in the best location of Döbling.

### **LAYOUT AND EQUIPMENT**

The approx. 166 m<sup>2</sup> penthouse with direct elevator access has a beautiful living area with adjoining kitchen and offers access to the spacious front south-east terrace. A staircase inside the apartment leads to the magnificent roof terrace of approx. 33 m<sup>2</sup>, which also offers a beautiful view of the whole of Vienna, as well as the vineyards. A highlight are the floor-to-ceiling glazings, which provide for a particularly exclusive living feeling.

The apartment has a master bedroom with en suite bathroom, another bedroom and bathroom, a guest toilet and a utility room.

The exclusive furnishings include

- Oak flooring
- Underfloor heating & air conditioning
- Smart home system
- Wood-aluminum windows
- Video intercom system
- The apartment is equipped with air conditioning, as well as underfloor heating.

A special highlight is the in-house wine cellar with chic tasting room, which can be used for wine tastings and social events.

### **INFRASTRUCTURE**

The excellent location offers both the highest quality of life and prestige as well as an optimal infrastructure. The nearest shopping facilities are located at the popular Grinzinger Stadtplatz

and can be reached on foot in about 10 minutes.

With the streetcar line 38, the inner city can be reached without changing trains within about 25 minutes. The airport is also easily and quickly accessible.

## **INFORMATION**

XL parking spaces (double parking spaces) are available for purchase in the building's own underground garage at EUR 75,000.00 each.

In addition, a spacious cellar compartment belongs to the apartment.

Commission: 3 % + 20 % VAT.

The above information is based on information and documents of the owner and is 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

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■ **Living space** approx. 166 sqm

■ **Patio area** approx. 77 sqm

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■ **Room** 3

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 5

■ **Patio** 2

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■ **Purchase price** € 2,370,000.00

■ **Monthly costs** € 393.76

■ **Operation costs net** € 366.16

■ **Other costs net** € 27.60

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

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■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2021

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

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## Your contact person



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