

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

## **Unique Penthouse with Rooftop Terrace, Pool, and Stunning Views Over Vienna**

Property no. **2718**

### **LOCATION**

This luxurious penthouse is situated in an elegant, newly constructed building with only a few apartments, offering an exceptionally beautiful vantage point right at the edge of the forest. Spanning two floors, it boasts a sensational rooftop garden with a pool and faces southwest for optimal sunlight.

The ensemble impresses with its distinctive architecture and high-end finishes. A further highlight is the large communal garden with a wooden pavilion and swimming pool, as well as a state-of-the-art in-house gym. The spacious garage offers extra-wide parking spaces equipped with EV charging stations, adding the finishing touch to this exceptional property.

### **LAYOUT**

Both levels of this unique penthouse can be accessed conveniently either via a private elevator or an elegant staircase. The floors are also connected internally by an additional private lift, ensuring barrier-free access throughout.

The living floor comprises a vast open-plan living and dining area with a stylish kitchen and an expansive south-facing terrace, offering breathtaking views of Vienna. There is also an entrance hall with a guest toilet and utility room. On the northwest-facing garden terrace, you'll find the stairs leading up to the rooftop garden.

On the lower level, which also features a separate entrance with direct elevator access, there is an additional entrance hall, a master bedroom with an en-suite bathroom and toilet, a large walk-in wardrobe with natural light, and a south-facing terrace with panoramic views. Additionally, there are three further bedrooms, each with its own bathroom, two of which open onto the garden terrace.

A true highlight of the property is the secluded, green rooftop garden with an infinity pool and a spectacular view over the city and the Vienna Woods.

## **AMENITIES**

High-end amenities include:

- Rooftop garden with infinity pool
- Energy-efficient heating, air conditioning, and hot water systems
- High-quality wood-aluminum windows with triple glazing
- Sun blinds for windows and glass doors
- Each bedroom comes with a luxuriously appointed bathroom
- Large, well-maintained garden with pool, outdoor shower, and wooden pavilion for communal use
- Fitness room equipped with the latest Technogym equipment
- Ceiling heights up to 2.80 meters
- Smart living system for temperature control, sun protection, intercom, and alarm
- Intelligent elevator system with RFID chip for call and control
- Terraces and balconies with glass railings and wood-aluminum cladding
- Premium wooden flooring and large-format porcelain stoneware, with fittings by Dornbracht and Hansgrohe
- Spacious underground garage with EV charging stations

## **INFRASTRUCTURE**

The prime location on the outskirts of Vienna, directly adjacent to the Vienna Woods and the vineyards, provides an exceptional quality of life, with numerous recreational and sporting opportunities. Nearby, you'll find traditional wine taverns, restaurants, daily shopping facilities, schools (including the AIS American International School), and public transport connections (bus lines 35A, 43A). The city center, airport, and West Autobahn are easily accessible.

## **INFORMATION**

If desired, up to 3 garage parking spaces (No. 20, 21, 15) can be purchased for € 40,000 each. Current monthly garage operating costs are € 6.68 + 20% VAT per space.

Current monthly heating costs amount to € 179.01 + 20% VAT.

Broker commission: 3% + 20% VAT.

All details provided are based on information and documents from the owner and are supplied without warranty.

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** AIS

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■ **Living space** approx. 263 sqm

■ **Patio area** approx. 207 sqm

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■ **Room** 5

■ **Bathrooms** 4

■ **WC** 5

■ **Patio** 6

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■ **Purchase price** € 4,489,380.00

■ **Monthly costs** € 1,516.06

■ **Operation costs net** € 768.14

■ **Other costs net** € 747.92

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

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■ **Obtainable from** prompt

■ **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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