



## Stunning Penthouse with Rooftop Terrace - First Occupancy

Property no. **2730**

### LOCATION

This luxurious penthouse, newly available for occupancy, boasts approximately 152 m<sup>2</sup> of living space and a 64 m<sup>2</sup> rooftop terrace. It is situated in a beautifully renovated, elegant building near Naschmarkt and Margaretenplatz.

### LAYOUT and FEATURES

Entering through a spacious foyer with a dressing niche, you are centrally connected to all key areas of the penthouse. To the left, you'll find a generously sized living area with an open kitchen, which opens onto a southwest-facing terrace featuring an external staircase leading to the rooftop terrace!

The foyer also provides access to the master bedroom, which is highlighted by a large window that wraps around the corner of the building, offering stunning views. The master bedroom includes an en-suite shower room with a toilet and a walk-in closet. Two additional bedrooms can serve as children's rooms or offices and share a second bathroom with a bathtub, accessible via the hallway.

The highlight of this penthouse is the rooftop terrace, where a jacuzzi or outdoor kitchen could be installed if desired.

Natural materials and clear lines define the design: the features blend aesthetics with functionality, radiating calmness and balance. Modern design elements and durable materials create a harmonious mix of elegance and sustainable quality.

### Highlights:

- Solid wood parquet flooring with integrated underfloor heating
- Designer bathroom fittings
- Electrically operated sun protection systems
- Innovative smart home technology

- High-end designer furnishings
- Central location near Naschmarkt
- Excellent transportation links and infrastructure

## **INFRASTRUCTURE**

The neighborhood combines vibrant urban life with artistic charm and various recreational opportunities. Nearby, you'll find trendy boutiques, studios, and charming cafés that enhance the creative vibe of the area. Particularly, the nearby Naschmarkt offers numerous culinary highlights, including some of Vienna's top restaurants! Cultural hotspots such as the Filmcasino cinema, the Vienna State Opera, and the Karlskirche provide a rich art and culture scene.

Daily necessities, including supermarkets, pharmacies, and drugstores, as well as educational institutions, are conveniently located in the immediate vicinity.

Numerous public transportation options are also within a 10-minute walk (U-Bahn U4, buses 59A, 13A, 12A, trams 1, 62, and the Badner Bahn).

## **INFORMATION**

The building also has additional apartments available in various sizes.

If you are interested in purchasing the apartment as an investment for rental purposes, we would be happy to provide you with the investment terms.

Commission: 3% + 20% VAT.

The information provided above is based on details and documents from the client and is offered without warranty on our part.

All area measurements are rounded according to commercial standards and may slightly differ from the plans.

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-1050 Wien
  - **Proximity** Margaretenplatz, Naschmarkt
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- **Living space** approx. 152 sqm
  - **Patio area** approx. 67 sqm
  - **Usable area** approx. 219 sqm
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- **Room** 4
- **Bathrooms** 2

■ WC 2

■ Patio 2

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■ Purchase price € 2,400,000.00

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

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■ Obtainable from Nov 2024

■ 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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