



## Luxury Penthouse with Expansive Rooftop Terrace

Property no. **2729**

### LOCATION

This luxurious brand-new penthouse features approximately 127 m<sup>2</sup> of living space and a stunning 64 m<sup>2</sup> rooftop terrace. It is situated in a beautifully restored, elegant building near Naschmarkt and Margaretenplatz.

### LAYOUT and FEATURES

Access to this exquisite penthouse can be gained either via a direct lift or through a foyer and staircase. In both cases, you enter the spacious living area, which includes a kitchen and opens onto a southeast-facing terrace with an outdoor staircase leading up to the impressive rooftop terrace!

In the private section of the penthouse, you'll find the master bedroom, which boasts its own en-suite bathroom (including a bathtub, shower, and double sink), a generous walk-in closet, and a small private terrace. Another bedroom, complete with its own shower room and toilet, is also located in this private area.

A utility room adds to the overall functionality of the space.

The highlight of this unique penthouse is the large rooftop terrace, which has the potential for a jacuzzi installation.

**Natural materials and clear lines** define the design: the features blend aesthetics with functionality, exuding serenity 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 area combines vibrant urban life with artistic charm and diverse recreational opportunities. Nearby, you'll find trendy boutiques, studios, and charming cafés that contribute to the creative atmosphere of the neighborhood. The nearby Naschmarkt offers a wealth of culinary delights, including some of Vienna's top restaurants! Cultural hotspots such as the Filmcasino cinema, the Vienna State Opera, and Karlskirche provide a rich arts and culture scene.

Essential amenities like supermarkets, pharmacies, and drugstores, as well as educational institutions, are conveniently located in the immediate vicinity.

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

## **INFORMATION**

The building 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. 127 sqm
  - **Patio area** approx. 84 sqm
  - **Usable area** approx. 212 sqm
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- **Room** 3
  - **Bathrooms** 2
  - **WC** 2
  - **Patio** 3
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- **Purchase price** € 2,100,000.00
  - **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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