



## Stunning Penthouse Apartment in Revitalized City Villa with 88 m<sup>2</sup> Rooftop Terrace

Property no. **2541**

### LOCATION

Situated in the prime area of Alt-Hietzing, this exclusive residential project offers a select number of high-end units.

The historic villa is being revitalized to its former grandeur, resulting in classic, beautifully restored period apartments, complemented by a modern extension featuring contemporary residences.

The architecture combines luxury, functionality, and comfort, with state-of-the-art technology.

### LAYOUT AND FEATURES

This spectacular penthouse apartment, approximately 243 m<sup>2</sup> in size, includes a dreamlike rooftop terrace and spans two levels within the historic part of the revitalized villa.

On the first level, you'll find a beautiful living area with an adjoining terrace, a separate kitchen with a dining area, two bedrooms, a bathroom, and an additional room with access to the breathtaking rooftop terrace, offering a stunning view.

A staircase on the other side of this remarkable residence leads to the second level, which could be described as a "hidden" nostalgic living space. This area includes a spacious entryway, a charming living area, a fairytale-like "tower room" that can be used as a bedroom, and an adjacent bathroom with a shower. This room also opens onto the approximately 88 m<sup>2</sup> rooftop terrace.

This elegant apartment features:

- High-quality parquet floors and fine stoneware
- Underfloor heating

- Air-to-water heat pump
- Sun protection with electric indoor cassette blinds
- Elegant sanitary fittings

Residents of this complex have access to an exclusive spa and fitness area located in the basement.

This includes a swimming pool, fitness room, bio sauna, hammam, and a massage room.

Additionally, the basement houses a stroller and bicycle storage room, technical rooms, and parking spaces with pre-installation for electric charging stations.

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

## **INFRASTRUCTURE**

Alt-Hietzing is renowned for its prestigious and highly sought-after location. Here, close proximity to the city center is combined with beautiful green spaces in the surrounding area.

Hietzing's main square, with numerous boutiques and shops for daily essentials, as well as doctors' offices and pharmacies, is within walking distance.

The area also offers an excellent selection of kindergartens and schools, and a wide variety of culinary options featuring both Austrian and international cuisine.

Public transport options, including tram line 10 and bus line 54, are conveniently close. The U4 subway station at Braunschweiggasse is approximately a 5-minute walk away, providing access to Vienna's city center in about 20 minutes.

## **INFORMATION**

Special requests and modifications within the residential units can be accommodated depending on the construction stage.

Completion is planned for Summer 2025.

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.

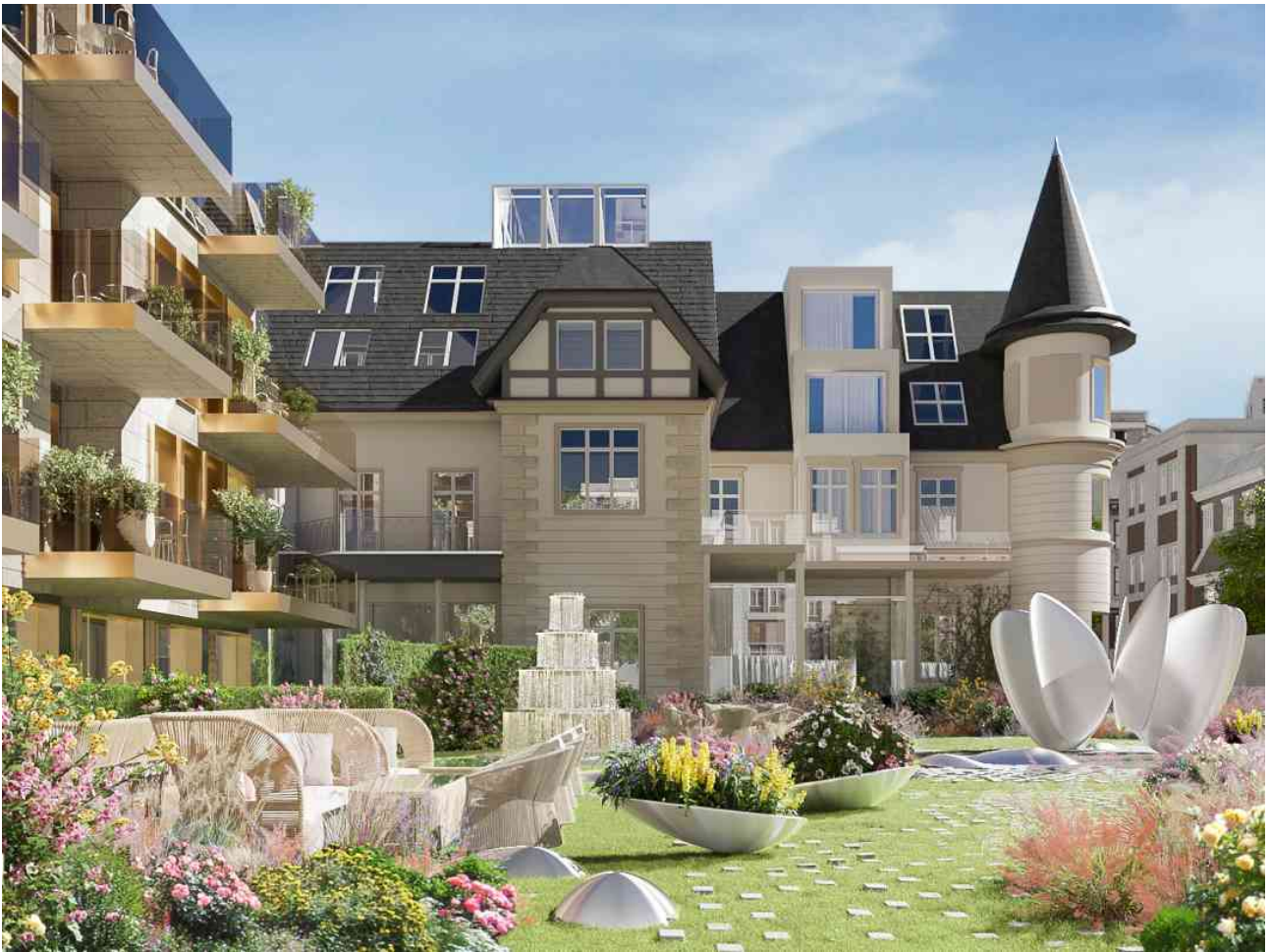
Additional apartments of various sizes are available within this property.

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

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■ **Living space** approx. 243 sqm

■ **Patio area** approx. 109 sqm

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■ **Room** 5

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 5

■ **Patio** 2

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■ **Purchase price** € 3,404,940.00

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

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■ **Obtainable from** Sommer 2025

- Year of construction 2022
  - Energy efficiency class C
  - Energy efficiency class C
  - Category Wohnung
- 

## Your contact person



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