



## Stunning Penthouse Apartment in Historic Villa in Alt-Hietzing

Property no. **2542**

### LOCATION

Located in the prestigious area of Alt-Hietzing, this exclusive residential project offers a limited number of high-end units.

The historic villa is being fully revitalized, resulting in beautifully restored, classic-style apartments, complemented by a modern extension featuring contemporary units.

The architecture elegantly combines luxury, functionality, and comfort, enhanced by state-of-the-art technology.

### LAYOUT AND FEATURES

This exquisite penthouse apartment, approximately 197 m<sup>2</sup> in size, is located in the historic part of the revitalized villa and spans two levels.

The first level includes an expansive living area with an open kitchen, dining area, and access to a beautiful terrace. This floor also includes two spacious bedrooms, each with an en-suite bathroom, a guest WC, an entry hall, and a storage room. The second level offers another large room of approximately 29 m<sup>2</sup> with its own private terrace. The staircase leading to this level is located in the villa's nostalgic tower.

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 also enjoy access to an exclusive spa and fitness area located in the basement.

This facility 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 car parking spaces with pre-installation for electric charging outlets.

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

## **INFRASTRUCTURE**

Alt-Hietzing is known for its prestigious and desirable location. Here, proximity to the city center is combined with the peaceful green surroundings of Vienna's most elegant district.

Hietzing's main square, with numerous boutiques and essential shopping options, as well as doctors' offices and pharmacies, is within walking distance.

The area also offers excellent options for kindergartens and schools. A wide variety of Austrian and international restaurants can also be found in the neighborhood.

Public transport options, including tram line 10 and bus line 54, are conveniently close. The U4 subway station at Braunschweiggasse is a 5-minute walk away, providing access to Vienna's city center in approximately 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 price 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. 197 sqm

■ **Patio area** approx. 20 sqm

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■ **Room** 4.5

■ **Bathrooms** 2

■ **WC** 3

■ **Floors** 5

■ **Patio** 2

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■ **Purchase price** € 2,764,440.00

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

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■ **Obtainable from** Sommer 2025

■ **Year of construction** 2022

■ **Energy efficiency class** C

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■ **Category** Wohnung

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## Your contact person



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