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

## **Designer penthouse with spacious terraces, garages and wine cellar**

Property no. **2462**

### **LOCATION**

This luxurious, modern penthouse with top-quality furnishings, terraces and impressive views of St. Stephen's Cathedral is located in Margareten in the immediate vicinity of Margaretenplatz and the Schlossquadrat.

### **ROOM LAYOUT**

The penthouse extends over three floors and is divided as follows:

3rd floor: master area with bedroom and two wardrobes, hallway, spacious bathroom, wellness area with sauna, steam bath, whirlpool, terrace, anteroom, two WCs.

1st attic floor: dining room with open luxury kitchen, preparation kitchen, entrance hall, utility room, guest WC, master bedroom with open fireplace, guest bedroom with bathroom, two terraces

2nd attic floor: living area with open fireplace, dining area with open kitchen, terrace (covered with automatically opening side glazing), "barbecue terrace", a lounge terrace with floor glazing and designer outside stairs to the roof terrace

Roof terrace: automatic shading, lounge set, impressive view of St. Stephen's Cathedral

The penthouse has room heights from 2.70 m to 6.50 m.

All three floors of the penthouse are connected by direct lift access.

### **EQUIPMENT**

- Gira BUS system with Smarthome control system
- Access system with fingerprint
- Air heat pump
- Gas central heating with hot water preparation, underfloor heating
- Air conditioning

- Lighting systems inside and outside
- Stone and wood surfaces
- Large-area and frameless glazing with automatic opening function Ceiling cooling and fan coils
- High-quality box fixtures
- Luxury sanitary fittings
- High-quality planting with automatic watering system
- Automatic shading

A special highlight is the façade designed by the well-known artist Tillmann Kaiser with various light installations.

Furthermore, the flat has a high-quality equipped, air-conditioned wine cellar.

There is also a garage for 3 cars with e-charging stations.

## **INFRASTRUCTURE**

The excellent location offers the highest quality of life and an optimal infrastructure. Shopping facilities, restaurants, public transport (underground) and school facilities are in the immediate vicinity. Vienna's city centre and the Naschmarkt are within walking distance.

## **INFORMATION**

If interested, the entire property with a further seven flats of approx. 611 m<sup>2</sup> + approx. 38 m<sup>2</sup> terraces can be acquired.

Purchase price on request.

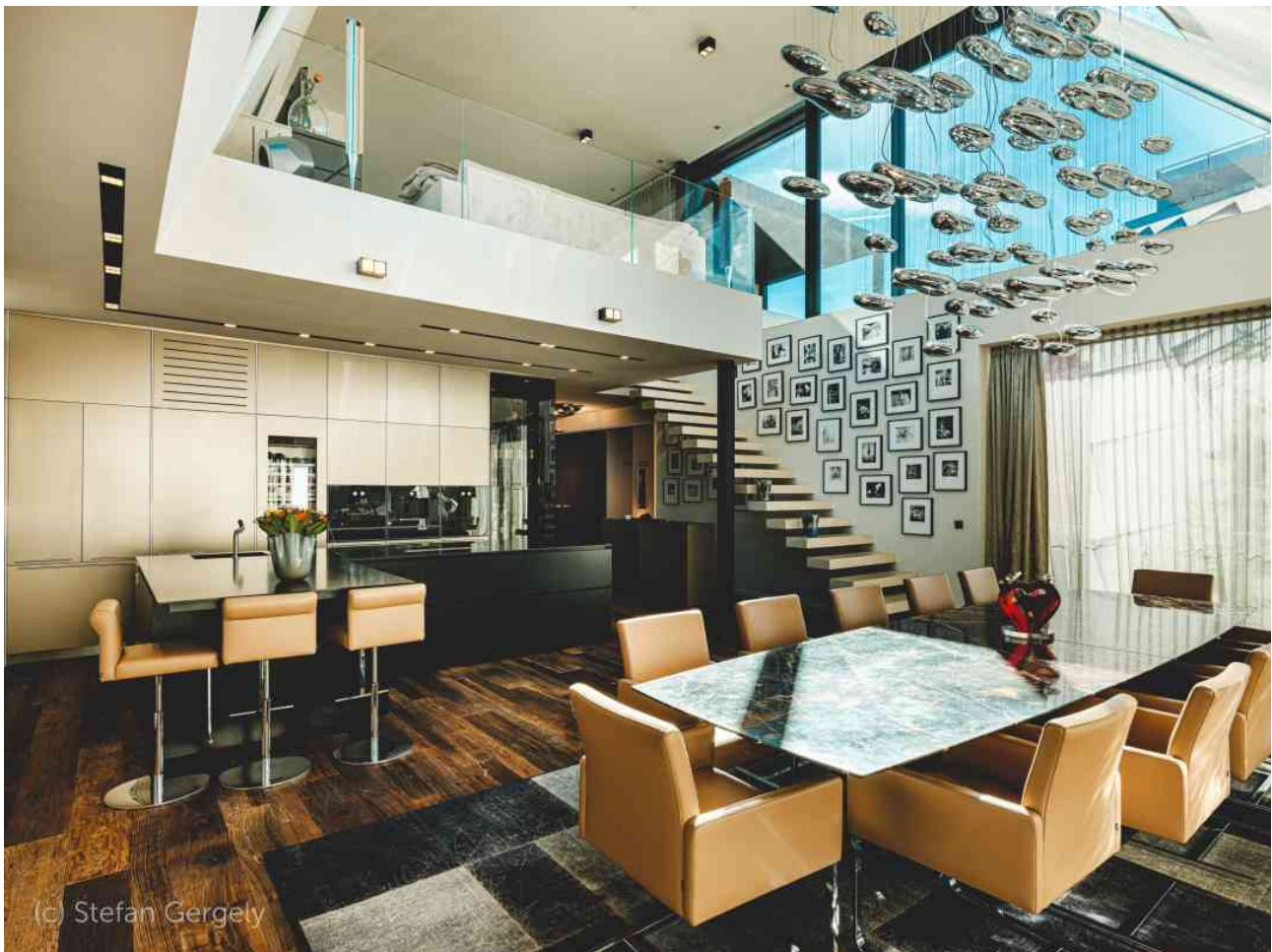
Commission: 3 % + 20 % VAT

The above information is based on information and documents of the owner and is without guarantee on our part.

Pictures: (c) Stefan Gergely

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/Schlossquadrat

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- **Living space** approx. 499 sqm
  - **Patio area** approx. 187 sqm

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- **Room** 5
  - **Bathrooms** 2
  - **WC** 4
  - **Floors** 6
  - **Patio** 6

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- **Purchase price** on request

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- **Obtainable from** nach Vereinbarung
  - **Year of construction** 2017

- Energy efficiency class B
  - Energy efficiency class B
  - Category Wohnung
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## Your contact person



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