



## Spacious luxury penthouse with in-house wine cellar

Property no. **1925**

### LOCATION

In the first district, in the immediate vicinity of the city park, a historic period house was completely renovated to a high standard, the roof was extended and garages were built.

### ROOM LAYOUT AND EQUIPMENT

This luxurious penthouse apartment was built on the top floor with spacious terraces and its own pool as well as an elevator within the apartment.

The apartment extends over two levels with respective separate entrances with terraces above, which are all accessible by elevator.

On the first top floor there are three spacious bedrooms with attached bathrooms and walk-in wardrobes, an anteroom and a utility room.

The upper level consists of the living room with large panoramic glazing and open fireplace, an open kitchen with dining area, a storage room, a toilet and an anteroom with terrace.

A special highlight is the roof terrace with pool and fantastic views of St. Stephen's Cathedral and over the whole city.

The apartment is very luxuriously equipped and meets the highest standards:

- energy-efficient heating with air/heat pump
- ceiling or wall heating
- floor heating
- air conditioning
- triple insulating glazing
- Parquet and high-quality stone flooring
- Luxurious bathrooms with gold-plated fittings (Dornbracht)
- State-of-the-art electrical wiring for IT (BUS system)

- Alarm system, security cameras, automatic locking system with fingerprint etc.
- Stainless steel infinity pool and awning from Sun Square
- open fireplace
- Elevator (connects all levels with the terrace)

In the house there is a noble gym and wellness area with preferred membership for apartment owners and a refrigerated wine cellar with tasting room, which was built into the existing historic brick vaults. The wine cellar is available to the residents of the house for private celebrations.

Furthermore, in-house e-bikes and an e-car can be rented.

## **INFRASTRUCTURE**

The building is in a top location, close to the Parkring, the State Opera and the Kärntner Straße and offers best shopping possibilities, first-class gastronomy and the manifold cultural offer of Vienna's city center (opera, theater, museums, galleries, sights).

Public transport: Within 2-5 minutes walking distance there are stations of the subway lines U3 and U4, as well as stations of the streetcar lines 2, 71 and D.

The airport is very easy to reach.

## **INFORMATION**

The apartment is currently rented for a limited period.

The monthly heating costs are currently € 151.12 + 20% VAT.

In the in-house garage is a car parking space (stack parker) for € 81,600, - available.

Commission: 3% + 20% VAT

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

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

■ **Address** AUT-1010 Wien

■ **Proximity** Stadtpark

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■ **Living space** approx. 329 sqm

■ **Patio area** approx. 45 sqm

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■ **Room** 4

■ **Bathrooms** 3

■ **WC** 4

■ **Patio** 3

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■ **Purchase price** € 8,500,000.00

■ **Monthly costs** € 1,071.52

■ **Operation costs net** € 883.72

■ **Other costs net** € 187.80

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

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■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2018

■ **Energy efficiency class** B

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■ **Category** Wohnung

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## Your contact person



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