



## "The Telegram Loft" - Imperial Living

Property no. **2200**

### **LOCATION**

In a prime downtown location, near the Viennese Stock Exchange, the former "K.K. Telegraph Center" has undergone a major revitalization.

The historical building was built in 1873 and served until the mid-1990s as the headquarter of the postal and telecommunications service of Austria.

### **ROOM LAYOUT**

"The Telegram Loft" has a living space of approx. 150 m<sup>2</sup>, a kitchen, 4 bedrooms, 3 bathrooms en suite, a gallery, 2 dressing rooms, two anterooms and a storage room.

Other assets of this ambitious construction project include the in-house garage, the high-quality equipment and a concierge service.

Depending on availability, a garage space can be purchased for € 90,000, and a duplex for € 70,000.

### **INFORMATION**

Price upon request.

Commission: 3% + 20% VAT

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

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-1010 Wien

■ **Proximity** Börse, Schottenring

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■ **Living space** approx. 343 sqm

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■ **Room** 6

■ **Bathrooms** 3

■ **WC** 4

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■ **Purchase price** € 7,750,000.00

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

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■ **Obtainable from** ab sofort

■ **Year of construction** 2019

■ **Energy efficiency class** B

■ **Category** Wohnung

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## Your contact person



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