Wien

3-room penthouse apartment with spacious roof terrace

Property ID: 2020344595

PURCHASE PRICE: 1.880.000 EUR • **LIVING SPACE:** ca. 112 m^2 • **ROOMS:** 3

Property ID: 2020344595 - 1040 Wien

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: 2020344595 - 1040 Wien

At a glance

Property ID	2020344595
Living Space	ca. 112 m²
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2020

Purchase Price	1.880.000 EUR
Commission	provisionsfrei
Condition of property	First occupancy
Construction method	Solid
Equipment	Terrace, Guest WC

Property ID: 2020344595 - 1040 Wien

Energy Data

Type of heating	Underfloor heating
Energy certificate valid until	10.05.2027
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	34.42 kWh/m²a

Property ID: 2020344595 - 1040 Wien

The property

Property ID: 2020344595 - 1040 Wien

The property

Property ID: 2020344595 - 1040 Wien

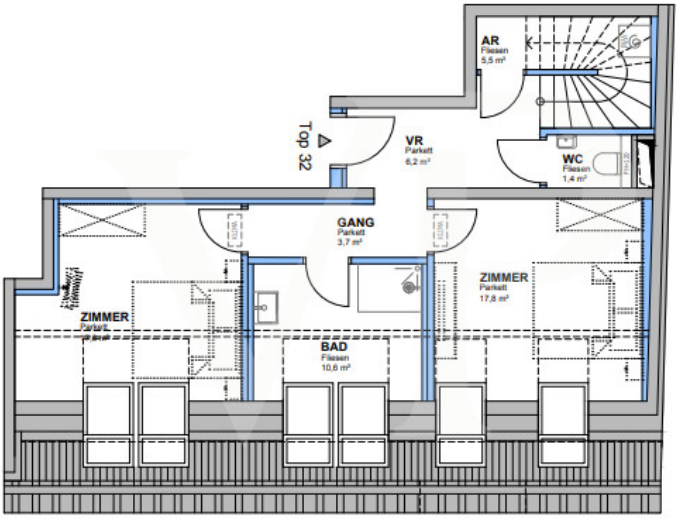
The property

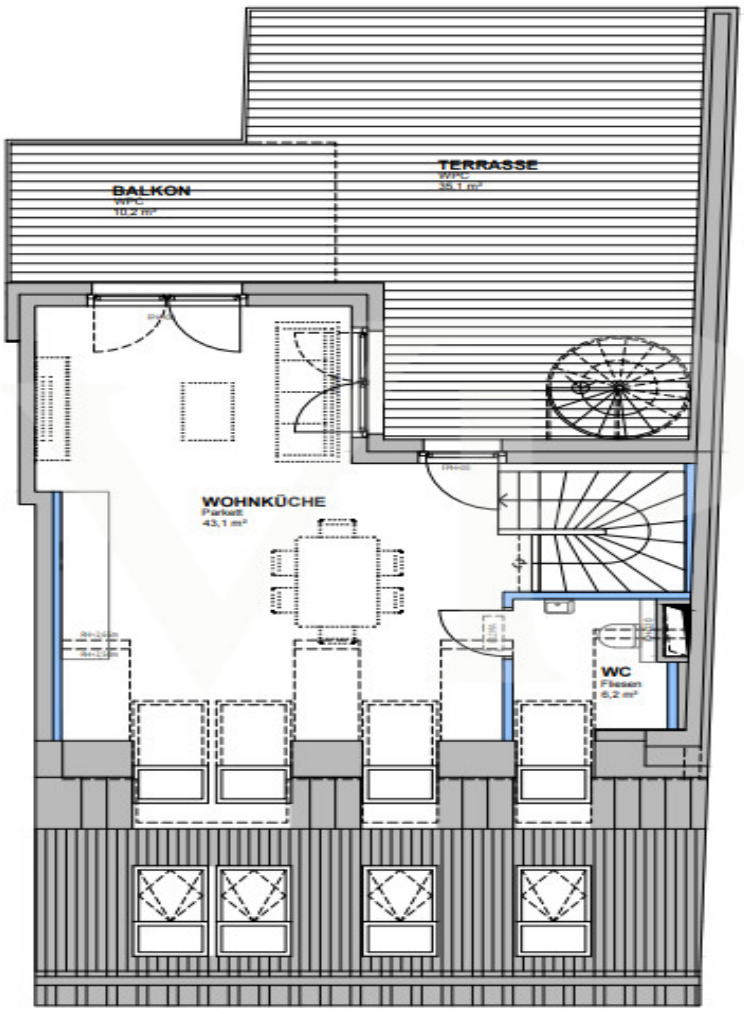
Property ID: 2020344595 - 1040 Wien

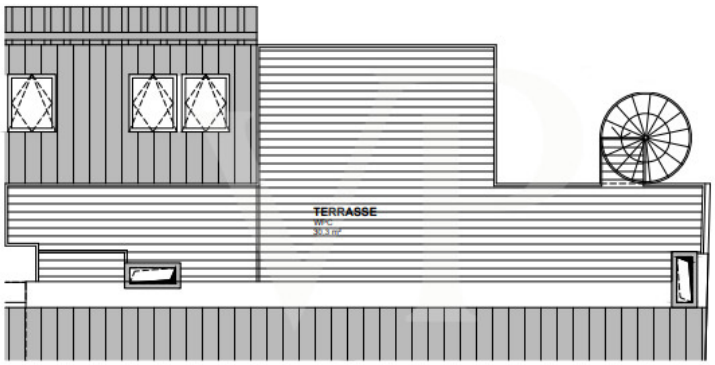
The property

Property ID: 2020344595 - 1040 Wien

Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 2020344595 - 1040 Wien

A first impression

This 3-room penthouse apartment with breathtaking views over Vienna is now for sale. This penthouse apartment is particularly appealing due to its well-designed layout and the rooftop terrace with its 360-degree panorama. The lower level features two bedrooms accessible from the main floor, a storage room, a bathroom, and a separate WC. The upper level offers a spacious living area with an open-plan kitchen, another WC, and a terrace with a spiral staircase leading to the large rooftop terrace. This new development comprises 34 apartments spread across 7 floors. The 2- to 4-room apartments range in size from approximately 46 m² to approximately 110 m². Numerous floor-to-ceiling windows flood the apartments with natural light. The balconies, terraces, and rooftop terraces are enclosed by glass railings and invite you to relax and enjoy the outdoors. A convenient elevator provides easy access from the garage with 13 parking spaces to each apartment floor.

Property ID: 2020344595 - 1040 Wien

Details of amenities

Ihr neues Zuhause verfügt über einen hohen technischen Standard und eine besondere Ausstattung:
- Videogegensprechanlage,
- raumweise steuerbare Außenrollos,
- Echtholzparkett in allen Wohn- und Schlafräumen sowie Gängen,
- moderne Auswahl an Fliesen und Armaturen für die Nassräume,
- 2,20 m hohe Innentüren und vieles mehr.

Property ID: 2020344595 - 1040 Wien

All about the location

Der vierte Bezirk Wiens gehört zu den beliebtesten und begehrtesten Wohngegenden der Stadt.

In unmittelbarer Umgebung des Projektes sind der Naschmarkt, die Secession, der Karlsplatz und die Wiener Innenstadt – alles bequem zu Fuß erreichbar.

Beste Infrastruktur und Anbindung an das öffentliche Verkehrsnetz:

Die Straßenbahnlinien 1 und 62 bringen Sie in wenigen Minuten ins Zentrum von Wien oder in die Außenbezirke.

Wenige Gehminuten entfernt befinden sich die U1-Station Taubstummengasse und eine Station der Autobuslinie 13A, die zum Hauptbahnhof führt.

Zudem fährt die Badner Bahn entlang der Wiedner Hauptstraße und bringt Sie komfortabel aus der Stadt hinaus in das südliche Wiener Umland mit Thermenregion und Heurigenorten.

Property ID: 2020344595 - 1040 Wien

Contact partner

For further information, please contact your contact person:

Herten Immobilien GmbH

Marc-Aurel-Straße 3, A-1010 Vienna
Tel.: +43 1 532 25 50
E-Mail: wien@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com